



Flat 4, 21 Broadwater Down, Tunbridge Wells, Kent TN2 5NL

Guide Price £450,000 Leasehold

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Bracketts are delighted to offer for sale this charming first floor apartment set within an imposing detached period property converted into six apartments in the late 20th Century. Approached via a communal entrance, the apartment boasts a light-filled hallway enhanced by a Velux window. True to its heritage, the property features high ceilings adorned with decorative coving and ceiling roses, built-in storage cupboards and attractive sealed unit sash-style windows, installed approximately six years ago. The spacious sitting room is a standout feature, complete with a handsome fireplace and bespoke bookshelves. The galley kitchen is thoughtfully designed with traditional cabinetry, providing ample storage, a 'small' shelved pantry and space for appliances including a dishwasher, fridge and freezer. An additional utility/coat cupboard offers plumbing and space for a washing machine and tumble dryer. Access in the hallway to the large loft space. There are two well-proportioned double bedrooms. The principal bedroom includes a charming feature fireplace and built-in shelving, while the second bedroom overlooks mature trees and greenery. The family bathroom is fitted with a WC, a bath with shower above, a sink with cabinetry and further built-in storage. Outside, the property benefits from a private, fenced garden with a storage shed and two terraces, ideal for outdoor relaxation. The garden is predominantly laid to lawn, surrounded by mature trees and shrubs, with a gateway providing access to a private parking area for up to three cars. Additional amenities include a private cellar room, accessed via external steps from the driveway to the side of the building, offering further storage options. This apartment combines period elegance with practical modern touches, making it a perfect home for those seeking character and convenience in a prime Tunbridge Wells location.

- Attractive Period Property
- First Floor Apartment
- Large Private Garden
- 2 Double Bedrooms
- Stylish Presentation Throughout
- Extensive Loft with Potential to Extend (STPP)
- Parking for 3 Cars
- Private Cellar





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: D

Lease Details:

The property is Leasehold

Lease Term: 189 years from 29 September 1983

Service Charge: £1,356 per annum

Ground Rent: £50 per annum



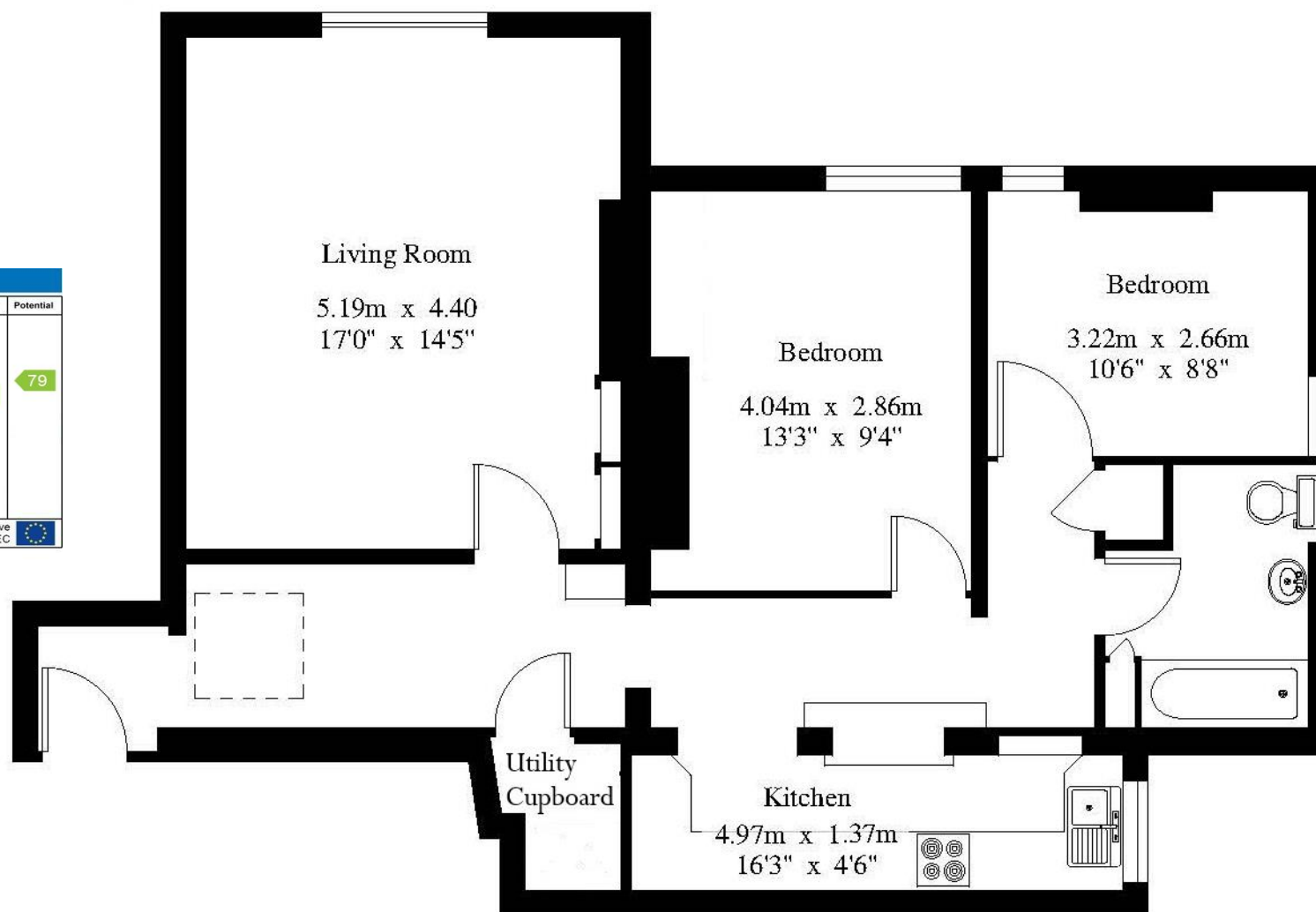
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Gross Internal Area : 80.7 sq.m (868 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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First Floor