

# Broadwater Down

Tunbridge Wells • Kent • TN2 5NJ



**KINGS ESTATES**  
PROFESSIONALS IN PROPERTY





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**Kings Estates are proud to offer this light and airy top floor flat situated in this elegant period building located on a prestigious road on the south side of Tunbridge Wells with parking and communal garden.**

- Two Bedrooms
- Top Floor Flat
- Light & Airy
- Elegant Period Building
- Allocated Off Road Parking Space
  - Visitors Parking
  - Communal Garden
- Under a mile to the mainline station
  - Share Of Freehold
- Viewing Highly Recommended

EPC Rating: D



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[www.kings-estates.co.uk](http://www.kings-estates.co.uk)



Kings Estates are proud to offer this light and airy top floor flat situated in this elegant period building located on a prestigious road on the south side of Tunbridge Wells with parking and communal garden. The accommodation comprises a light and airy sitting room, separate kitchen and two bedrooms served by a family bathroom. Externally there are well kept communal gardens, an allocated parking space and also additional visitors parking.

## LOCATION

Broadwater Down is a tree lined residential road on the southern side of Tunbridge Wells. The property is close to footpaths into Hargate Forest and under one mile from the historic Pantiles and common. Mainline railway station services to London Bridge, London Charing Cross and London Cannon Street can all be reached in under one hour. Tunbridge Wells provides an excellent mix of sports, leisure, restaurants, bars, shopping centre and state and independent schools for all ages.

## ACCOMMODATION

### GROUND FLOOR

### COMMUNAL ENTRANCE

### SECOND FLOOR

### PRIVATE ENTRANCE HALL

**SITTING ROOM** Light and airy room with rear aspect sash windows, ceiling mounted light.

**KITCHEN** Large side aspect window with shutter. Newly fitted contemporary kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks, 1 & 1/2 bowl sink with mixer tap and drainer, integrated fridge/freezer, oven with induction hob and matching extractor hood over, wine cooler, dishwasher and space and plumbing for washing machine. Recessed ceiling mounted spotlights.

**BEDROOM 1** Rear aspect sash window, built in alcove hanging rail, airing cupboard, ceiling mounted light.





**BEDROOM 2** Rear aspect sash window, ceiling mounted light.

**BATHROOM** Modern fitted white suite comprising panel enclosed bath with mixer tap and Aqualisa shower and screen over, wash hand basin with mixer tap and storage under, low level WC, tiled floor, fully tiled walls, chrome heated ladder style towel rail, recessed ceiling mounted spotlights.

## OUTSIDE

**COMMUNAL GARDENS** Well maintained communal to the front and rear of the building.

**PARKING** Allocated single parking space and additional two off road visitor parking spaces available on a first come, first served basis.

## OTHER INFORMATION

**COUNCIL TAX BAND - C** - £1672.04 for the year 2020/21 (Tunbridge Wells Borough Council)

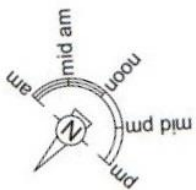
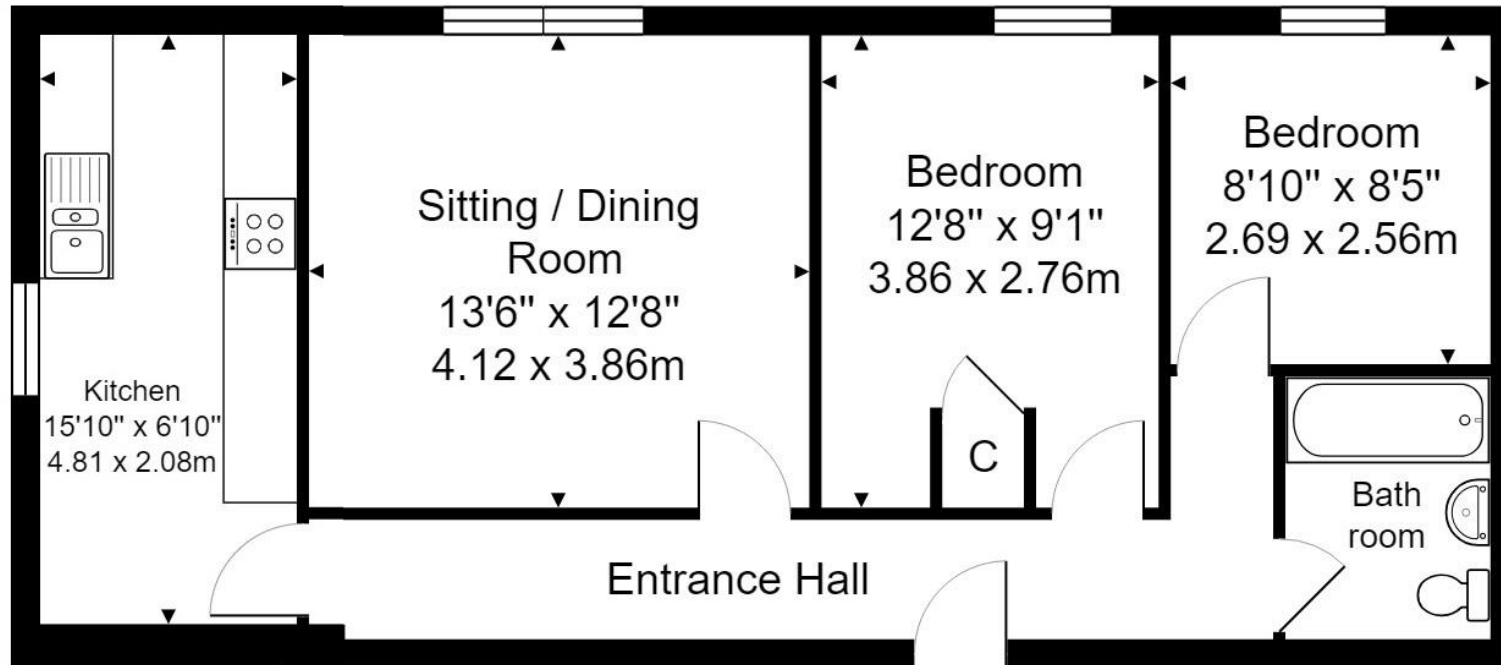
**TENURE** - Share of Freehold

**LEASE** - 999 years from 29/09/1988

**SERVICE CHARGE** - £150pcm

**GROUND RENT** - N/A





Approx. Internal Floor Area 629 sq. ft / 58.4 sq .m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.









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