



Connells

Broadwater Down
Tunbridge Wells

Broadwater Down Tunbridge Wells TN2 5NX

for sale
£425,000



Property Description

GUIDE PRICE £425,000 - £450,000

The property is set within a beautiful Victorian conversion offering charm, character and sizeable rooms. This top floor three double bedroom apartment is situated on the ever-popular tree-lined Broadwater Down, only a short distance from the historic Pantiles.

The accommodation comprises of large communal entrance hall, private entrance, grand reception room with wooden floorboards, three double bedrooms, two of which have built in cupboards. Kitchen and Family bathroom. There is also communal parking offered with the property.

Broadwater Down is a highly sought after residential road on the south side of Tunbridge Wells. The mainline railway station at Tunbridge Wells is only 1.4 miles away and offers services to London Bridge, London Charing Cross and London Cannon Street.

Viewing this home is highly recommended.

Communal Entrance

Intercom system.

Private Entrance

Entrance Hall

Skylight window. Two large storage cupboards. Carpeted. Radiator.

Kitchen

13' MAX x 9' 6" MAX (3.96m MAX x 2.90m MAX)

Window to the rear. Fully fitted kitchen. Gas oven and hob. Washing machine. Stone tiled floor.

Lounge / Diner

17' 2" MAX x 14' 8" MAX (5.23m MAX x 4.47m MAX)

Window to the front. Wooden floorboards. Built in shelves. TV Point. Radiator.

Bedroom One

21' 5" MAX x 16' 10" MAX (6.53m MAX x 5.13m MAX)

Window to the side. Wooden floorboards. Built in cupboards. TV Point. Sink. Radiators.

Bedroom Two

15' 9" MAX x 11' 11" MAX (4.80m MAX x 3.63m MAX)

Window to the side. Wooden floorboards. Feature fireplace. Radiator.

Bedroom Three

13' 4" MAX x 9' 6" MAX (4.06m MAX x 2.90m MAX)

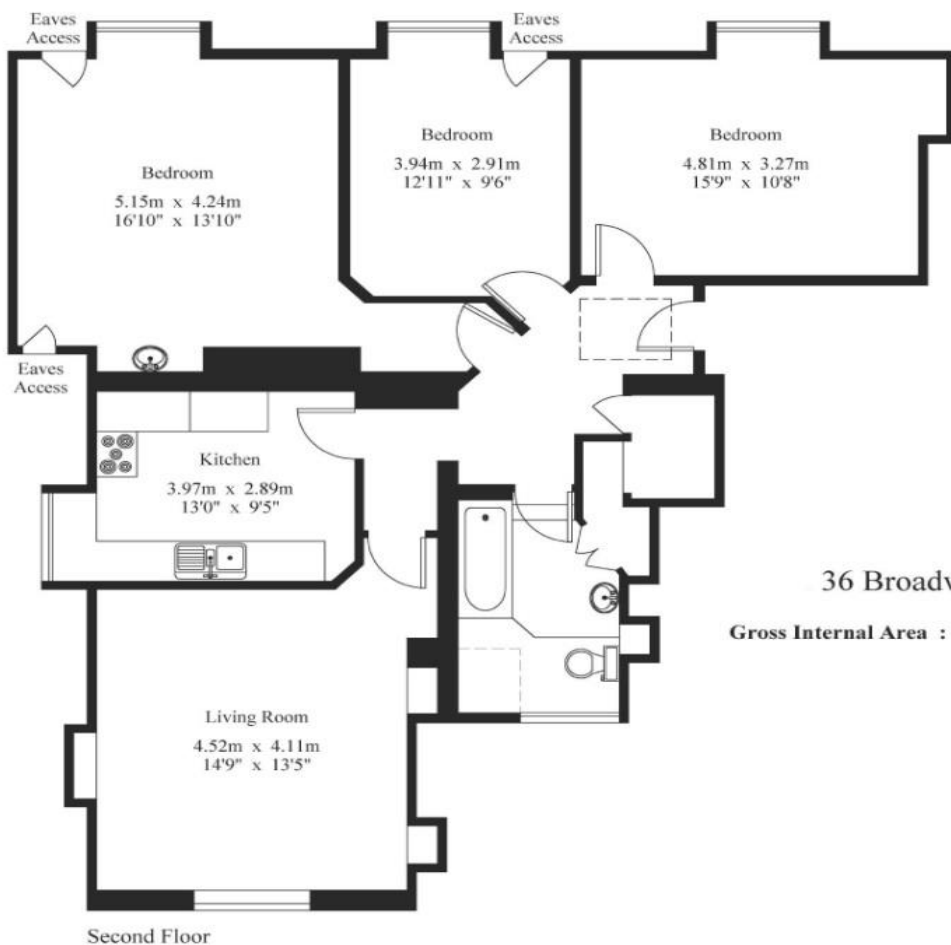
Window to the side. Wooden floorboards. Built in cupboard. TV Point. Radiator.

Bathroom

Bath with shower. WC. Wash hand basin. Large airing cupboard. Heated towel rail.

Communal Parking





36 Broadwater Down
Gross Internal Area : 103.3 sq.m (1,111 sq.ft.)



For Identification Purposes Only.

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To view this property please contact Connells on

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EPC Rating: E

view this property online connells.co.uk/Property/TWL404522

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Tenure: Leasehold



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