

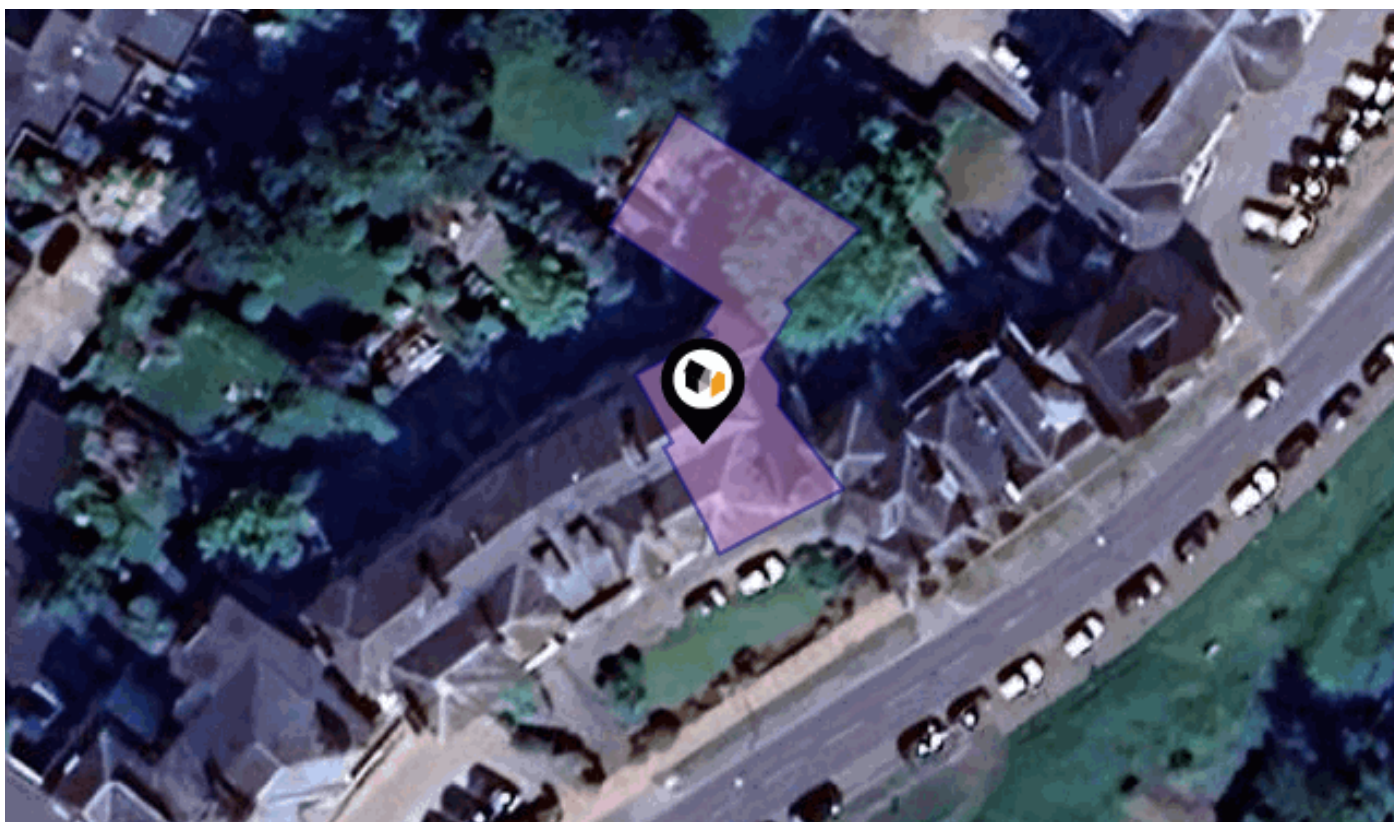


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th August 2024



MOUNT EPHRAIM, TUNBRIDGE WELLS, TN4

Price Guide : £645,000

Martin & Co Tunbridge Wells

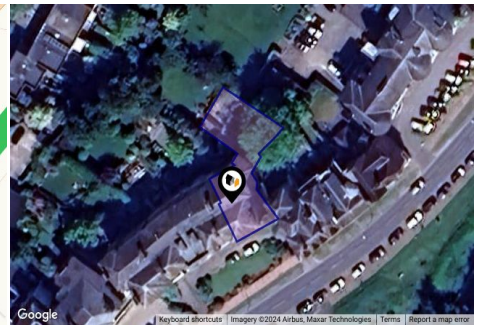
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Property

Type:	Flat / Maisonette	Price Guide:	£645,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	1,194 ft ² / 111 m ²	Start Date:	26/07/2017
Plot Area:	0.1 acres	End Date:	09/01/3016
Year Built :	Before 1900	Lease Term:	999 years from 9 January 2017
Council Tax :	Band D	Term Remaining:	992 years
Annual Estimate:	£2,238		
Title Number:	TT68281		

Local Area

Local Authority: Kent
Conservation Area: Tunbridge Wells Conservation Area

Flood Risk:

- Rivers & Seas: No Risk
- Surface Water: Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)



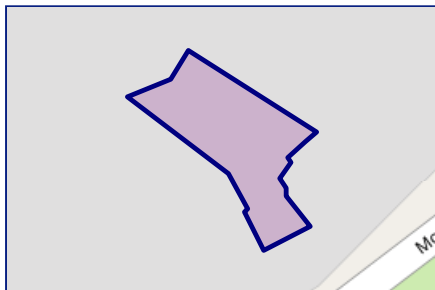
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

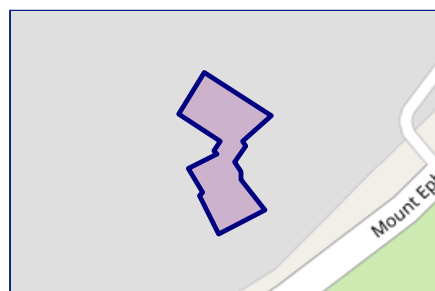


Freehold Title Plan



K507326

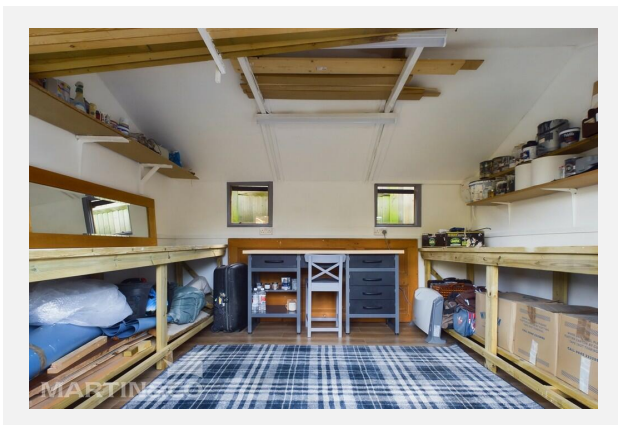
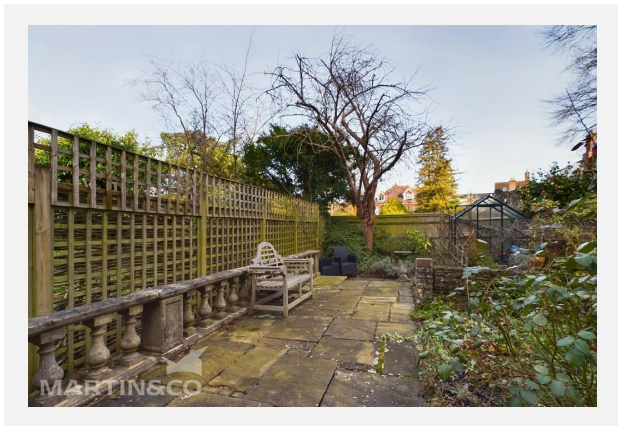
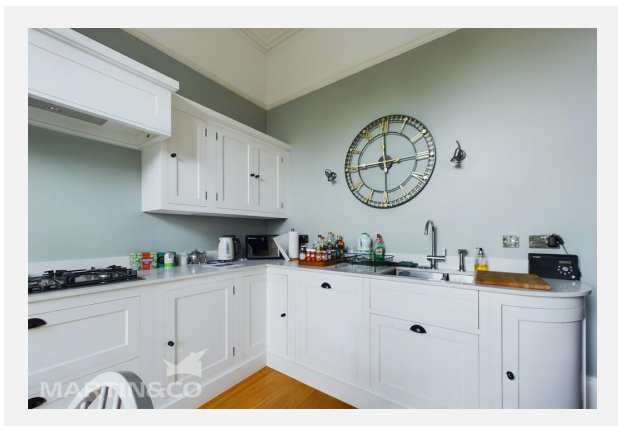
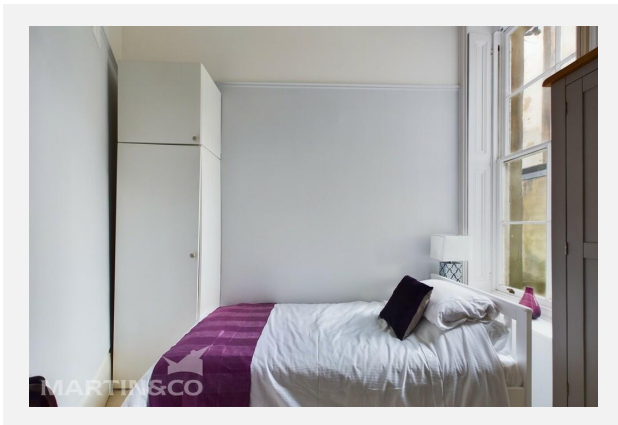
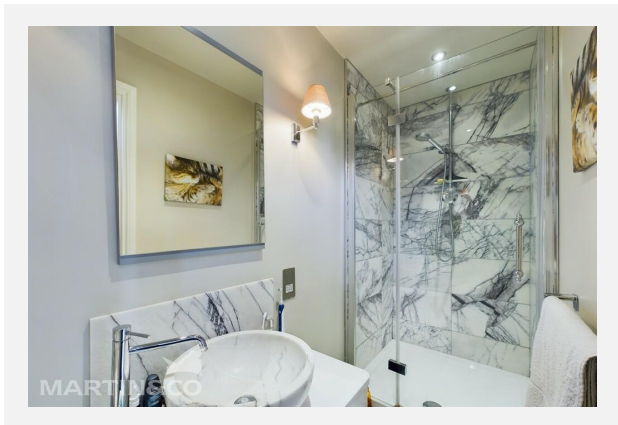
Leasehold Title Plan



TT68281

Start Date: 26/07/2017
End Date: 09/01/3016
Lease Term: 999 years from 9 January 2017
Term Remaining: 992 years

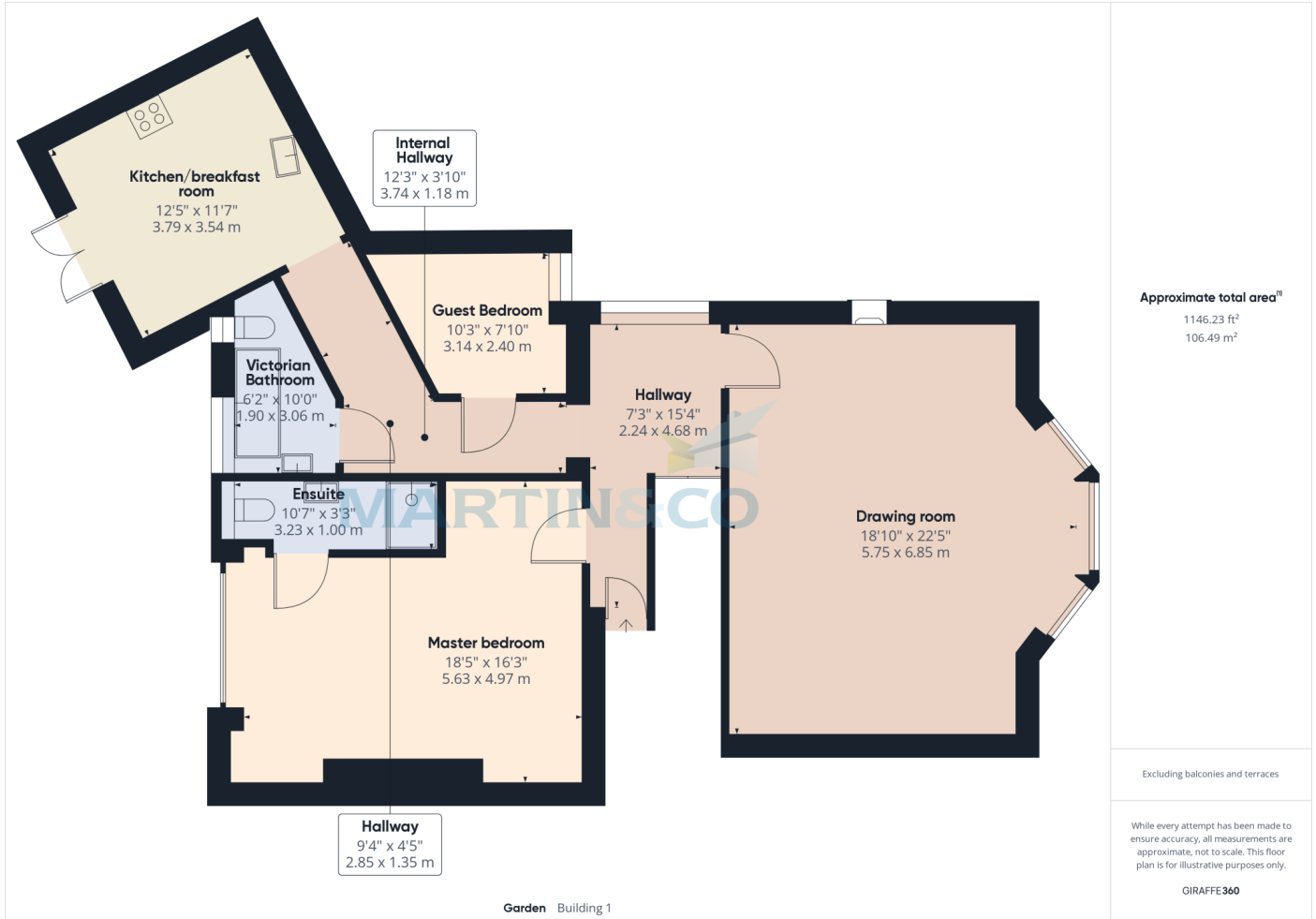




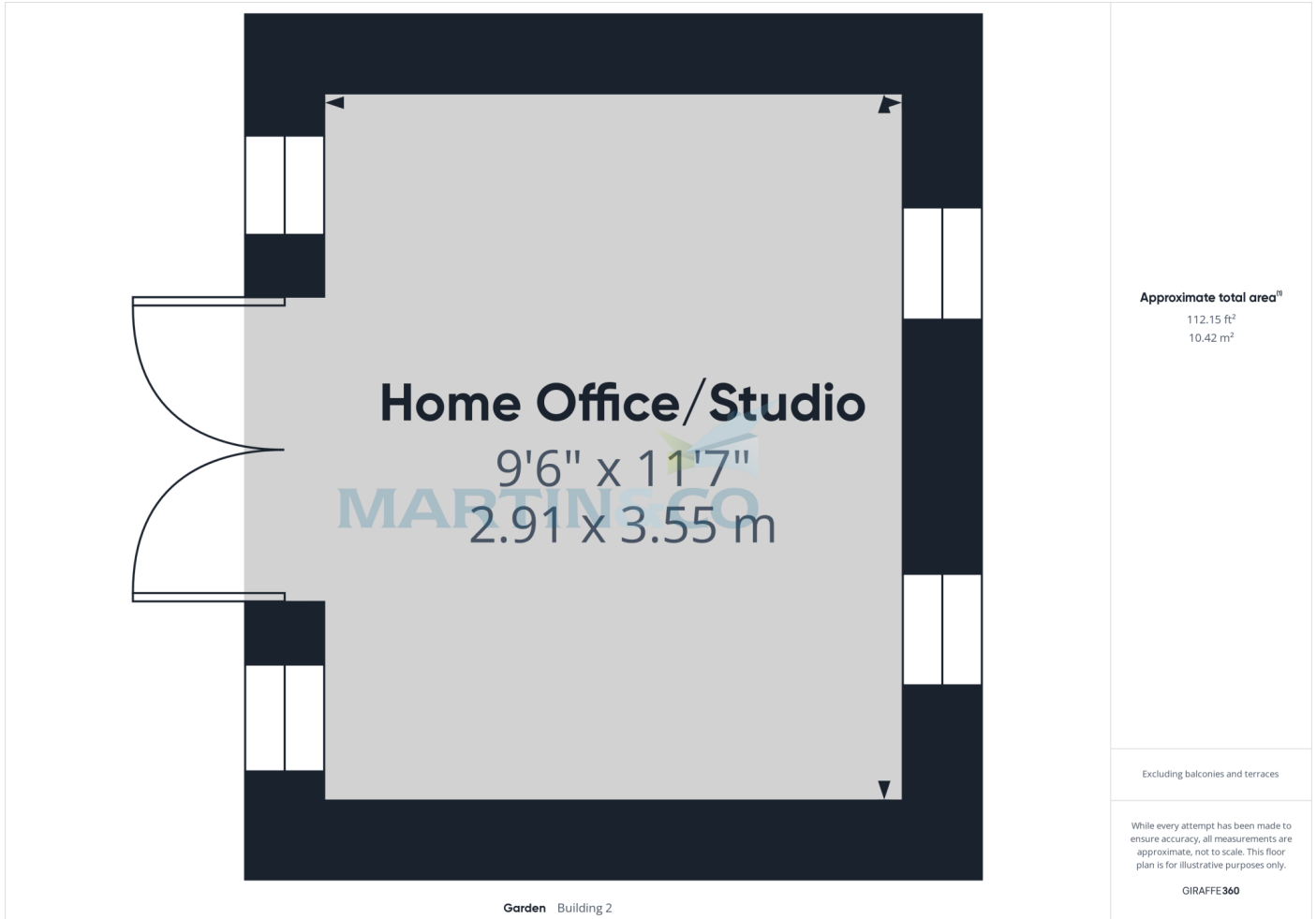
MOUNT EPHRAIM, TUNBRIDGE WELLS, TN4



MOUNT EPHRAIM, TUNBRIDGE WELLS, TN4



MOUNT EPHRAIM, TUNBRIDGE WELLS, TN4



TN4

Energy rating

D

Valid until 29.08.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	111 m ²

70a, Mount Ephraim, Tunbridge Wells, TN4 8BG					Flat-maisonette House
Last Sold Date:	24/03/2023	20/12/2019	10/04/2014		
Last Sold Price:	£605,000	£455,000	£440,000		
Flat 3, 74, Mount Ephraim, Tunbridge Wells, TN4 8BG					Flat-maisonette House
Last Sold Date:	15/12/2022	05/08/2021	04/06/2018		
Last Sold Price:	£743,000	£675,000	£525,000		
Second Floor Flat, 73, Mount Ephraim, Tunbridge Wells, TN4 8BG					Flat-maisonette House
Last Sold Date:	01/07/2022	07/06/2021	27/01/2006	15/05/1997	
Last Sold Price:	£735,000	£490,000	£275,000	£79,000	
Second Floor Flat, 70, Mount Ephraim, Tunbridge Wells, TN4 8BG					Flat-maisonette House
Last Sold Date:	06/05/2022				
Last Sold Price:	£420,000				
First Floor Flat, 73, Mount Ephraim, Tunbridge Wells, TN4 8BG					Flat-maisonette House
Last Sold Date:	27/04/2022	06/05/2005	11/12/2002	16/03/2001	
Last Sold Price:	£550,000	£330,000	£225,000	£180,000	
69g, Mount Ephraim, Tunbridge Wells, TN4 8BG					Flat-maisonette House
Last Sold Date:	06/04/2022				
Last Sold Price:	£135,000				
Flat 6, 65, Mount Ephraim, Tunbridge Wells, TN4 8BG					Flat-maisonette House
Last Sold Date:	20/12/2021				
Last Sold Price:	£265,000				
Flat 5, 75, Mount Ephraim, Tunbridge Wells, TN4 8BG					Flat-maisonette House
Last Sold Date:	24/09/2021	12/01/2018	23/02/2000	28/07/1995	
Last Sold Price:	£475,000	£345,000	£149,995	£57,000	
Flat 2, 74, Mount Ephraim, Tunbridge Wells, TN4 8BG					Flat-maisonette House
Last Sold Date:	17/09/2021	10/08/2017	05/11/2009	08/08/2003	
Last Sold Price:	£723,438	£610,000	£535,000	£335,000	
Flat 7, 65, Mount Ephraim, Tunbridge Wells, TN4 8BG					Flat-maisonette House
Last Sold Date:	14/06/2021				
Last Sold Price:	£330,000				
Studio Flat, 70, Mount Ephraim, Tunbridge Wells, TN4 8BG					Flat-maisonette House
Last Sold Date:	14/05/2021	15/01/2018			
Last Sold Price:	£195,000	£180,000			
73b, Mount Ephraim, Tunbridge Wells, TN4 8BG					Flat-maisonette House
Last Sold Date:	13/05/2021	21/10/2016			
Last Sold Price:	£540,000	£407,000			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Flat 7, 75, Mount Ephraim, Tunbridge Wells, TN4 8BG						Flat-maisonette House	
Last Sold Date:	07/05/2021	24/07/2014	20/04/2007	29/06/2001	26/05/1995		
Last Sold Price:	£335,000	£241,500	£225,000	£129,000	£57,000		
69b, Mount Ephraim, Tunbridge Wells, TN4 8BG						Flat-maisonette House	
Last Sold Date:	08/03/2021	04/12/2015	27/08/2004	29/09/1999			
Last Sold Price:	£250,000	£192,000	£150,000	£79,450			
Garden Flat, 70, Mount Ephraim, Tunbridge Wells, TN4 8BG						Flat-maisonette House	
Last Sold Date:	10/06/2020	06/07/2015	26/02/2002	10/11/2000			
Last Sold Price:	£455,000	£350,000	£135,000	£80,000			
69e, Mount Ephraim, Tunbridge Wells, TN4 8BG						Flat-maisonette House	
Last Sold Date:	19/12/2019	31/03/2016	24/09/2001	11/02/2000			
Last Sold Price:	£360,000	£375,000	£211,500	£165,000			
Second Floor Flat, Mayo House, 66, Mount Ephraim, Tunbridge Wells, TN4 8BG						Flat-maisonette House	
Last Sold Date:	01/08/2019						
Last Sold Price:	£250,000						
Garden Flat, 63, Mount Ephraim, Tunbridge Wells, TN4 8BG						Flat-maisonette House	
Last Sold Date:	25/06/2019						
Last Sold Price:	£236,000						
69d, Mount Ephraim, Tunbridge Wells, TN4 8BG						Flat-maisonette House	
Last Sold Date:	08/04/2019	24/06/2016	13/02/2014	18/11/2005	28/04/2003	17/09/1999	
Last Sold Price:	£255,000	£240,000	£187,500	£167,500	£164,800	£87,500	
72, Mount Ephraim, Tunbridge Wells, TN4 8BG						Flat-maisonette House	
Last Sold Date:	07/12/2018						
Last Sold Price:	£405,750						
Flat 1, 63, Mount Ephraim, Tunbridge Wells, TN4 8BG						Flat-maisonette House	
Last Sold Date:	31/08/2018	15/08/2008	17/12/2002	28/02/2002	19/04/2000	15/07/1998	
Last Sold Price:	£349,280	£235,000	£175,000	£150,000	£150,000	£82,500	
69f, Mount Ephraim, Tunbridge Wells, TN4 8BG						Flat-maisonette House	
Last Sold Date:	03/08/2018	24/06/2010	30/03/2006				
Last Sold Price:	£280,000	£165,000	£172,100				
Basement Rooms, 74, Mount Ephraim, Tunbridge Wells, TN4 8BG						other House	
Last Sold Date:	02/03/2018						
Last Sold Price:	£30,000						
First Floor Flat, Mayo House, 66, Mount Ephraim, Tunbridge Wells, TN4 8BG						Flat-maisonette House	
Last Sold Date:	23/01/2018						
Last Sold Price:	£325,000						

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Flat 4-5, 63, Mount Ephraim, Tunbridge Wells, TN4 8BG	Flat-maisonette House
Last Sold Date: 07/07/2017	
Last Sold Price: £712,500	
71, Mount Ephraim, Tunbridge Wells, TN4 8BG	Terraced House
Last Sold Date: 20/06/2017 06/11/2013	
Last Sold Price: £1,670,000 £1,150,000	
Flat 1, 75, Mount Ephraim, Tunbridge Wells, TN4 8BG	Flat-maisonette House
Last Sold Date: 03/04/2017	
Last Sold Price: £383,000	
70, Mount Ephraim, Tunbridge Wells, TN4 8BG	other House
Last Sold Date: 09/01/2017	
Last Sold Price: £15,000	
First Floor Flat, 70, Mount Ephraim, Tunbridge Wells, TN4 8BG	Flat-maisonette House
Last Sold Date: 15/04/2016 26/11/2004	
Last Sold Price: £475,000 £313,500	
Flat 6, 75, Mount Ephraim, Tunbridge Wells, TN4 8BG	Flat-maisonette House
Last Sold Date: 10/12/2015 16/05/2000	
Last Sold Price: £265,000 £110,000	
Garden Flat, 74, Mount Ephraim, Tunbridge Wells, TN4 8BG	Flat-maisonette House
Last Sold Date: 17/04/2014	
Last Sold Price: £350,000	
Ground Floor Flat, Mayo House, 66, Mount Ephraim, Tunbridge Wells, TN4 8BG	Flat-maisonette House
Last Sold Date: 18/01/2008	
Last Sold Price: £220,000	
Flat 2, 63, Mount Ephraim, Tunbridge Wells, TN4 8BG	Flat-maisonette House
Last Sold Date: 01/05/2007	
Last Sold Price: £350,000	
Ground Floor Flat, 73, Mount Ephraim, Tunbridge Wells, TN4 8BG	Flat-maisonette House
Last Sold Date: 24/10/2003	
Last Sold Price: £200,000	
68, Mount Ephraim, Tunbridge Wells, TN4 8BG	Terraced House
Last Sold Date: 18/08/2003	
Last Sold Price: £480,000	
69a, Mount Ephraim, Tunbridge Wells, TN4 8BG	Semi-detached House
Last Sold Date: 24/01/2003 30/04/1998	
Last Sold Price: £149,995 £210,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

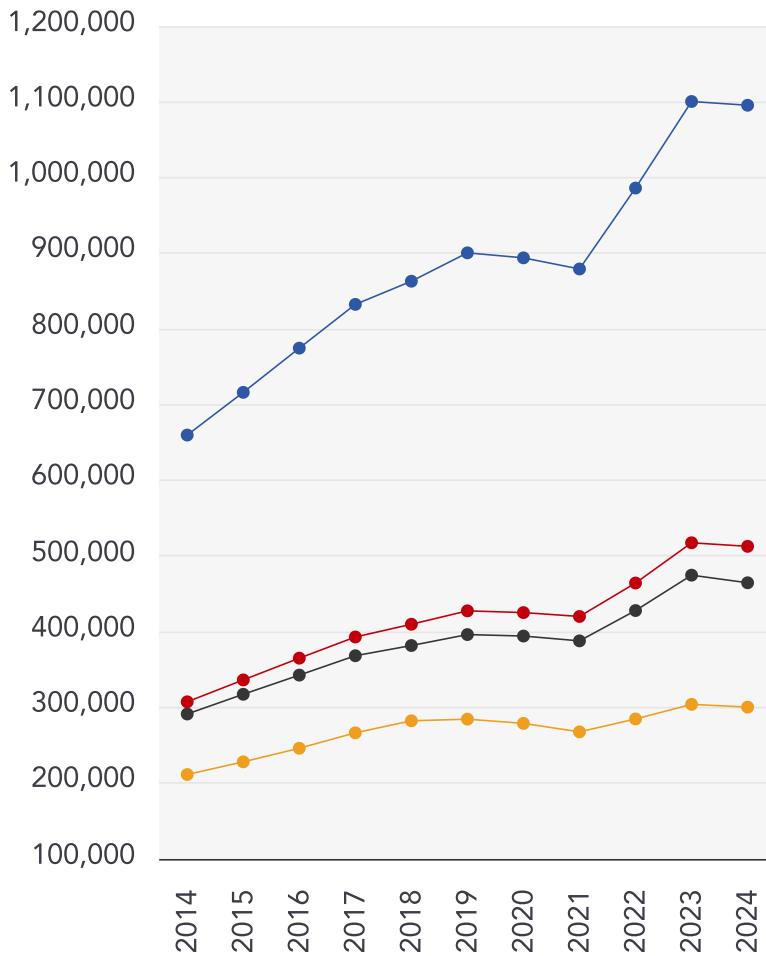
Flat 2, 75, Mount Ephraim, Tunbridge Wells, TN4 8BG		Flat-maisonette House
Last Sold Date:	03/07/2002	10/11/2000
Last Sold Price:	£117,000	£80,000
Lower Ground Floor Flat, 70, Mount Ephraim, Tunbridge Wells, TN4 8BG		Flat-maisonette House
Last Sold Date:	12/06/2002	
Last Sold Price:	£80,000	
Ground Floor Flat, 70, Mount Ephraim, Tunbridge Wells, TN4 8BG		Flat-maisonette House
Last Sold Date:	04/02/2000	18/07/1997
Last Sold Price:	£180,000	£95,000
Flat 1, 74, Mount Ephraim, Tunbridge Wells, TN4 8BG		Flat-maisonette House
Last Sold Date:	31/08/1999	
Last Sold Price:	£200,000	
69c, Mount Ephraim, Tunbridge Wells, TN4 8BG		Flat-maisonette House
Last Sold Date:	27/08/1999	
Last Sold Price:	£74,950	

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Market

House Price Statistics

10 Year History of Average House Prices by Property Type in TN4



Detached

+66.01%

Semi-Detached

+66.77%

Terraced

+59.45%

Flat

+42.08%



Martin & Co Tunbridge Wells

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