

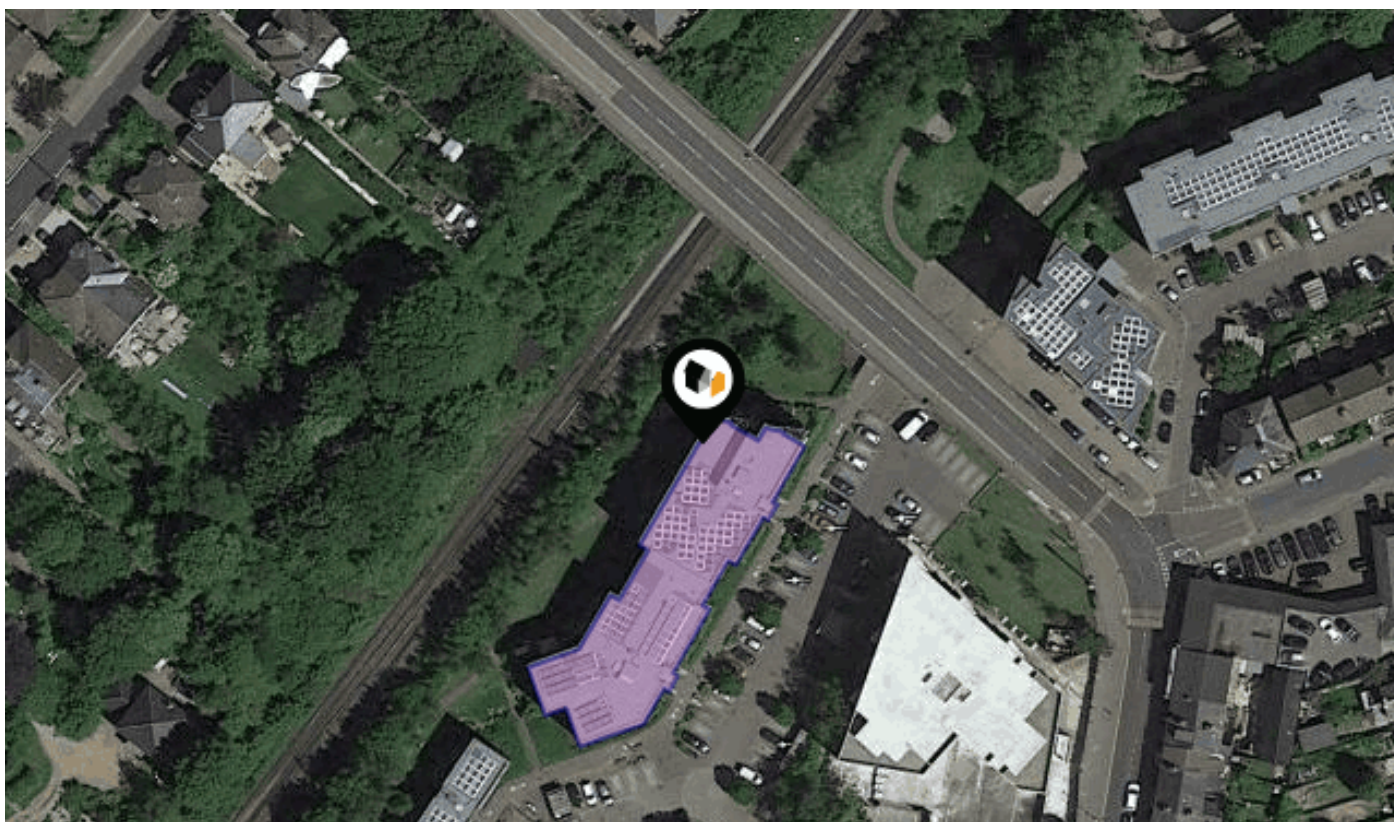


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th March 2024



MEDWAY ROAD, TUNBRIDGE WELLS, TN1

Martin & Co Tunbridge Wells

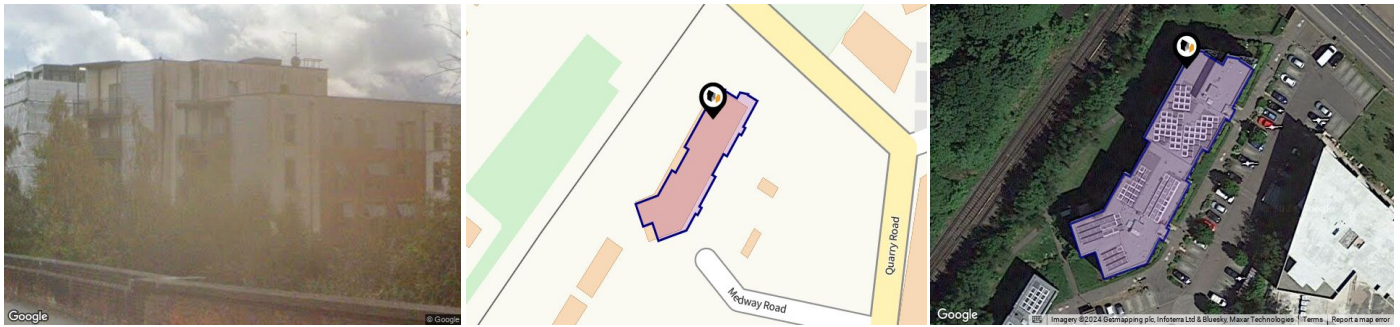
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www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells





Property

Type:	Flat / Maisonette	Last Sold	£286
Bedrooms:	2	£/ft²:	
Floor Area:	742 ft ² / 69 m ²	Tenure:	Leasehold
Plot Area:	0.23 acres	Lease	25 years and six months from and including 4 April 2011
Year Built :	2010	Term:	-
Council Tax :	Band D	Term Remaining:	
Annual Estimate:	£2,030		
Title Number:	K976974		
UPRN:	10024135003		

Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	330 mb/s

Mobile Coverage: (based on calls indoors)

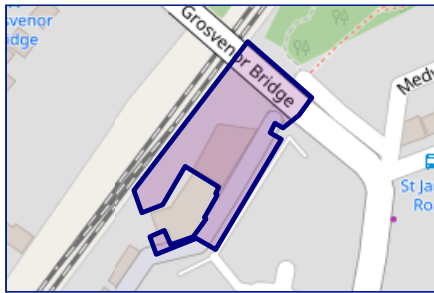


Satellite/Fibre TV Availability:



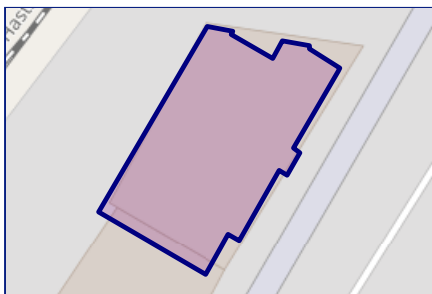
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



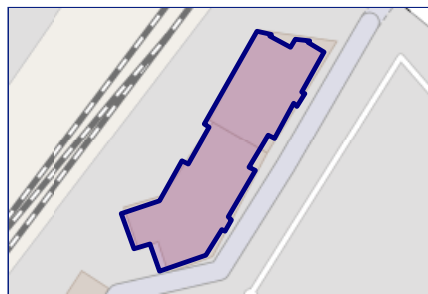
TT11294

Leasehold Title Plans



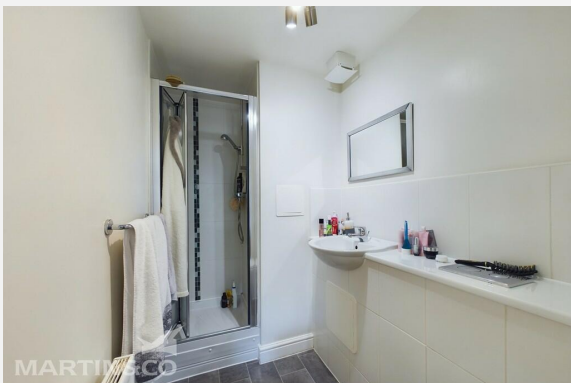
TT19688

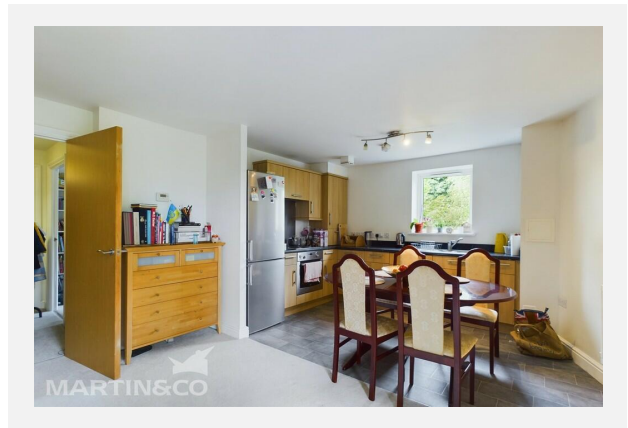
Start Date: 21/12/2010
End Date: 24/12/2134
Lease Term: 125 years from 24 December 2009
Term Remaining: 110 years



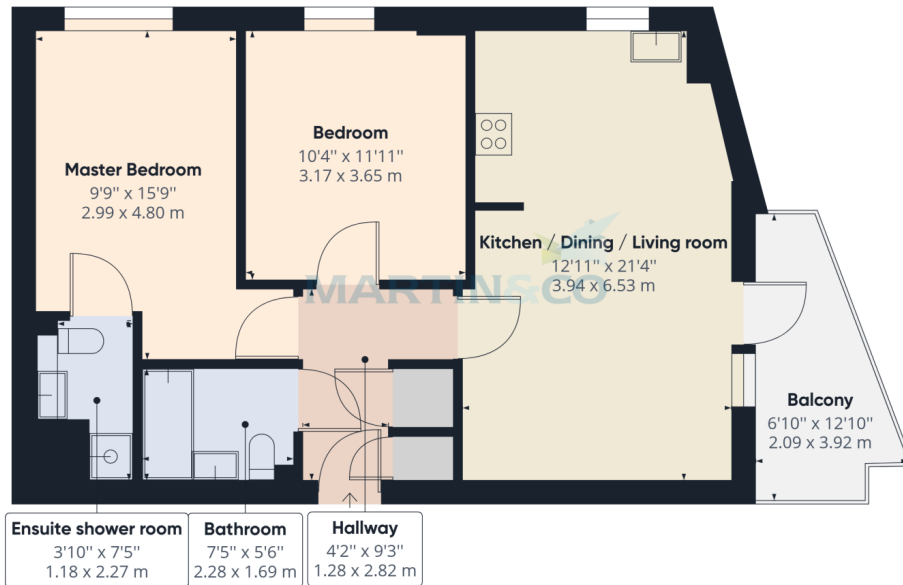
K976974

Start Date: -
End Date: -
Lease Term: 25 years and six months from and including 4 April 2011
Term Remaining: -





MEDWAY ROAD, TUNBRIDGE WELLS, TN1



Approximate total area⁽¹⁾
373.18 ft²
34.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Medway Road, TN1

Energy rating

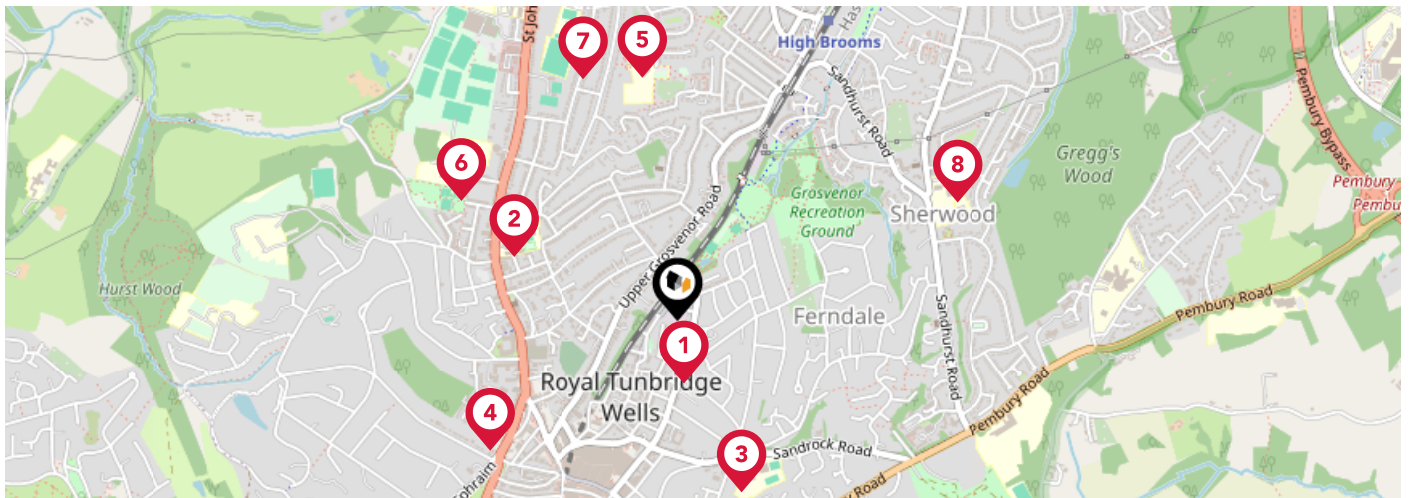
B

Valid until 06.04.2030

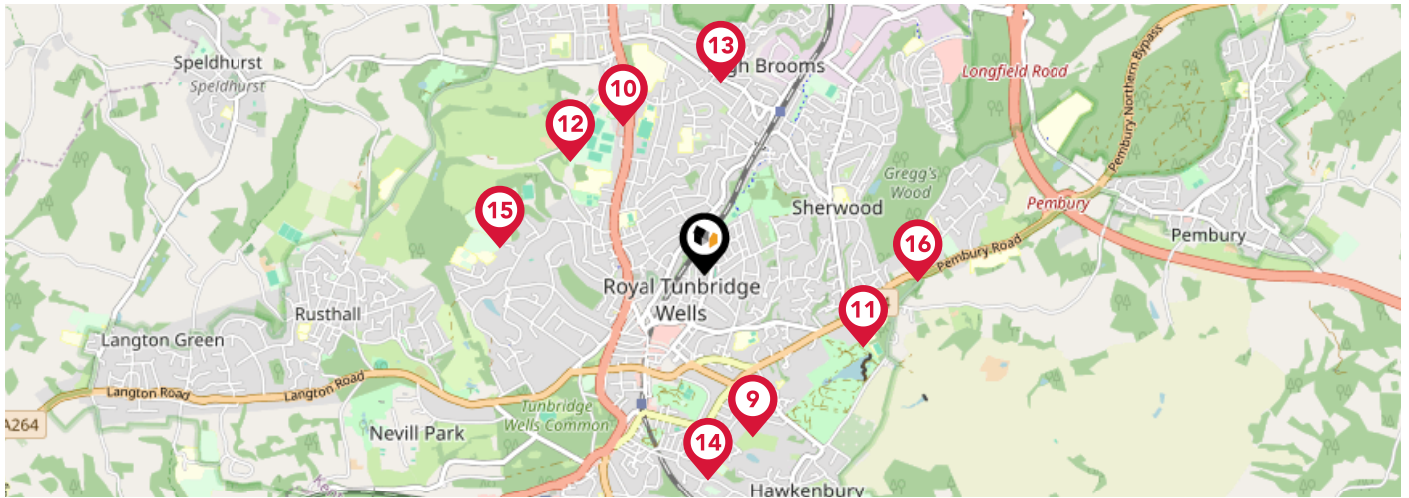
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

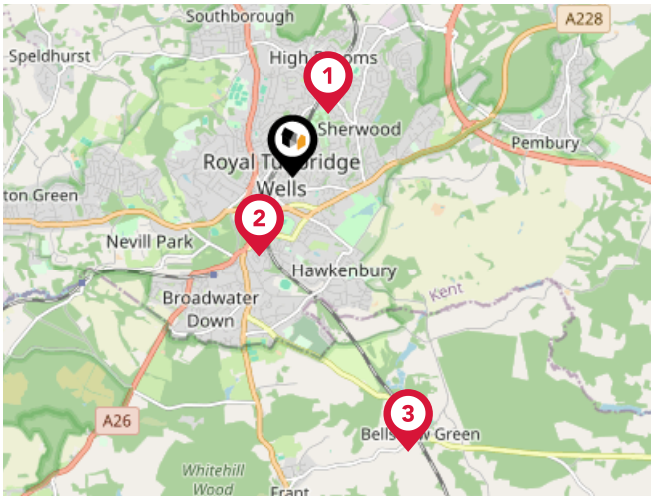
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	ECO assessment
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	69 m ²



		Nursery	Primary	Secondary	College	Private
1	St Barnabas CofE VA Primary School Ofsted Rating: Good Pupils: 201 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Skinners' School Ofsted Rating: Good Pupils: 1093 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St James' Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 627 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Wells Free School Ofsted Rating: Good Pupils: 170 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John's Church of England Primary School Ofsted Rating: Good Pupils: 643 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1018 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 303 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Temple Grove Academy Ofsted Rating: Good Pupils: 233 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

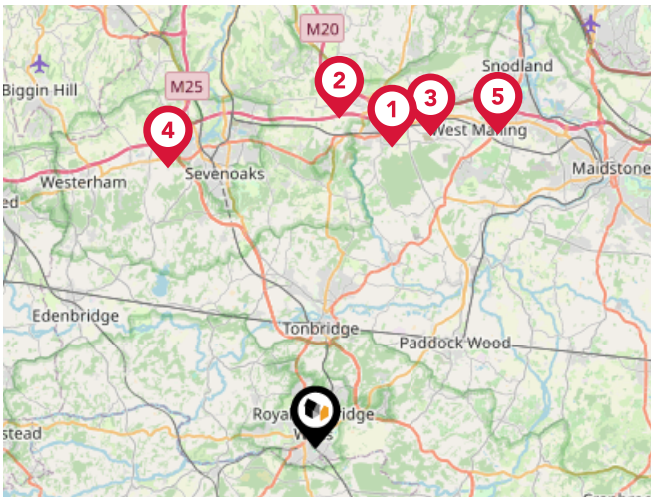


		Nursery	Primary	Secondary	College	Private
	St Peter's Church of England Primary School Ofsted Rating: Outstanding Pupils: 152 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tunbridge Wells Grammar School for Boys Ofsted Rating: Good Pupils: 1294 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechwood Sacred Heart School Ofsted Rating: Not Rated Pupils: 298 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic School Ofsted Rating: Outstanding Pupils: 1347 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's High Brooms Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 374 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claremont Primary School Ofsted Rating: Outstanding Pupils: 436 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bennett Memorial Diocesan School Ofsted Rating: Outstanding Pupils: 1703 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skinner's Kent Academy Ofsted Rating: Outstanding Pupils: 1027 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



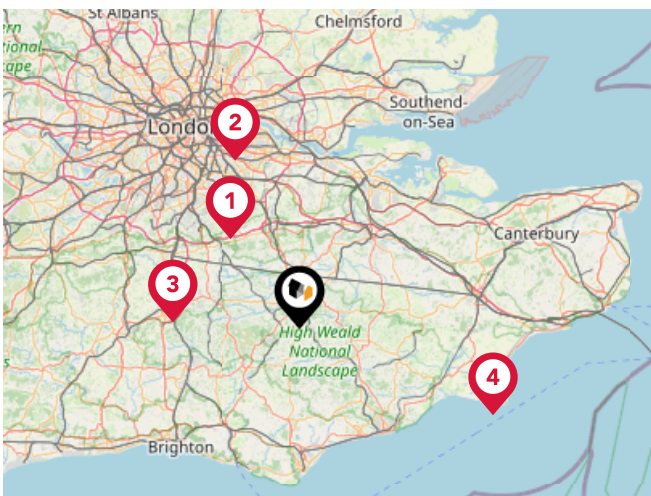
National Rail Stations

Pin	Name	Distance
1	High Brooms Rail Station	0.68 miles
2	Tunbridge Wells Rail Station	0.79 miles
3	Frant Rail Station	2.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	11.51 miles
2	M20 J2	12.25 miles
3	M20 J3	12.37 miles
4	M25 J5	11.78 miles
5	M20 J4	13.45 miles

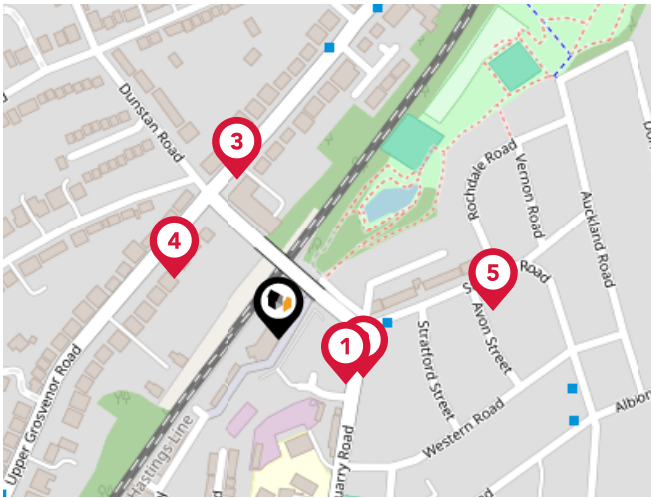


Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	16.77 miles
2	London City Airport	26.82 miles
3	London Gatwick Airport	18.81 miles
4	Lydd London Ashford Airport	31.63 miles

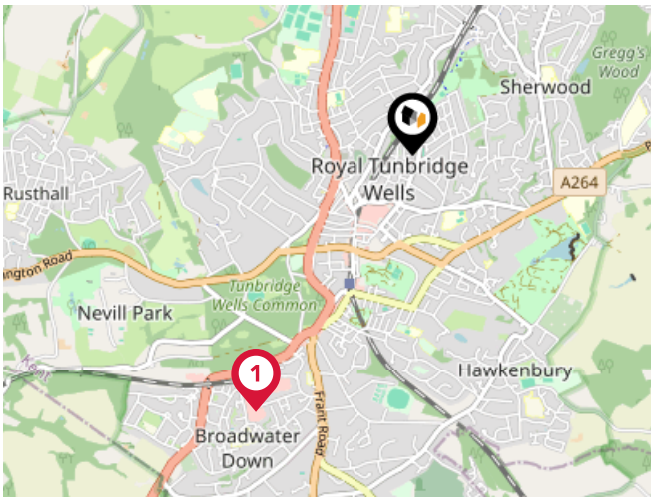
Area

Transport (Local)



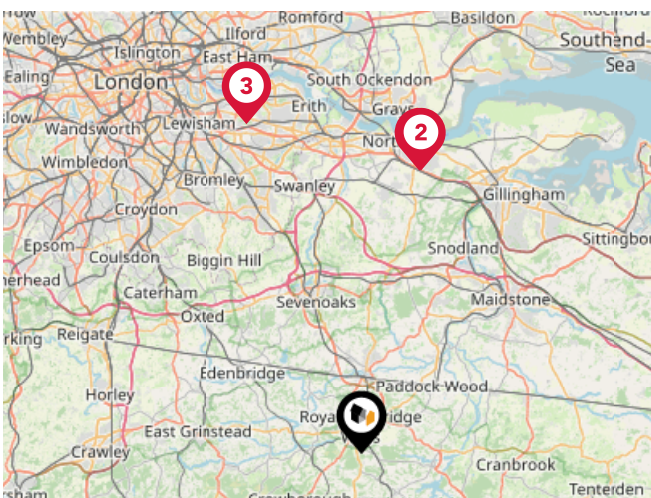
Bus Stops/Stations

Pin	Name	Distance
1	St James Road	0.05 miles
2	St James Road	0.05 miles
3	Grosvenor Bridge	0.1 miles
4	Grosvenor Bridge	0.07 miles
5	Rochdale Road	0.13 miles



Local Connections

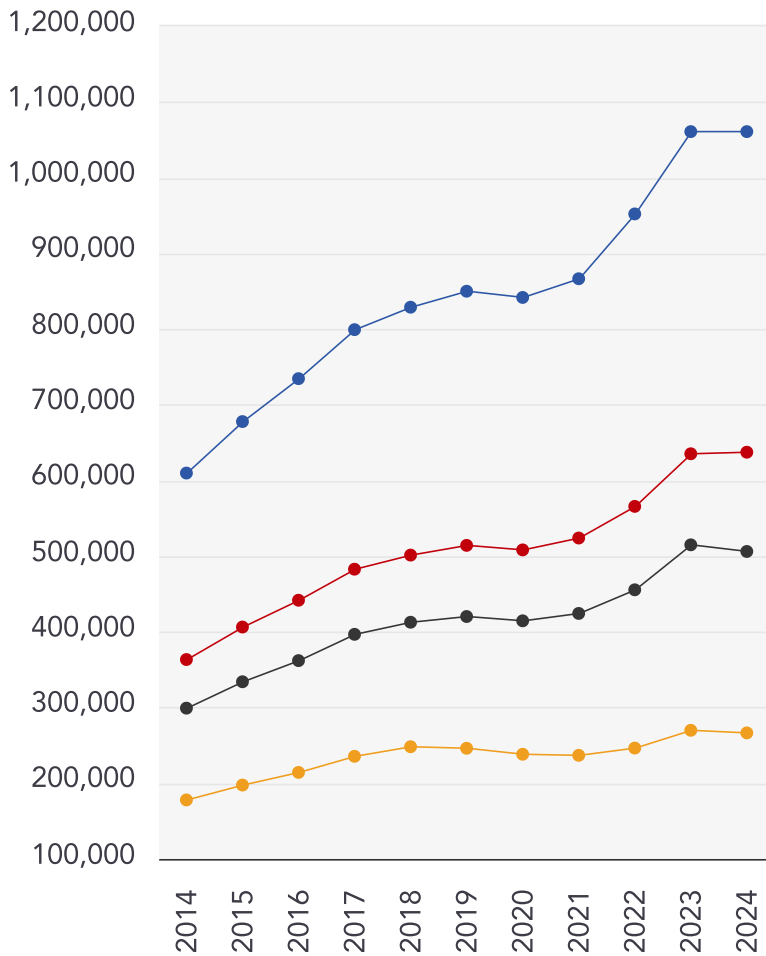
Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.4 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	21.51 miles
2	Town Pier	21.52 miles
3	Woolwich Arsenal Pier	25.98 miles

10 Year History of Average House Prices by Property Type in TN1



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%



Martin & Co Tunbridge Wells

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac_tunbridge_w

Martin & Co Tunbridge Wells

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