

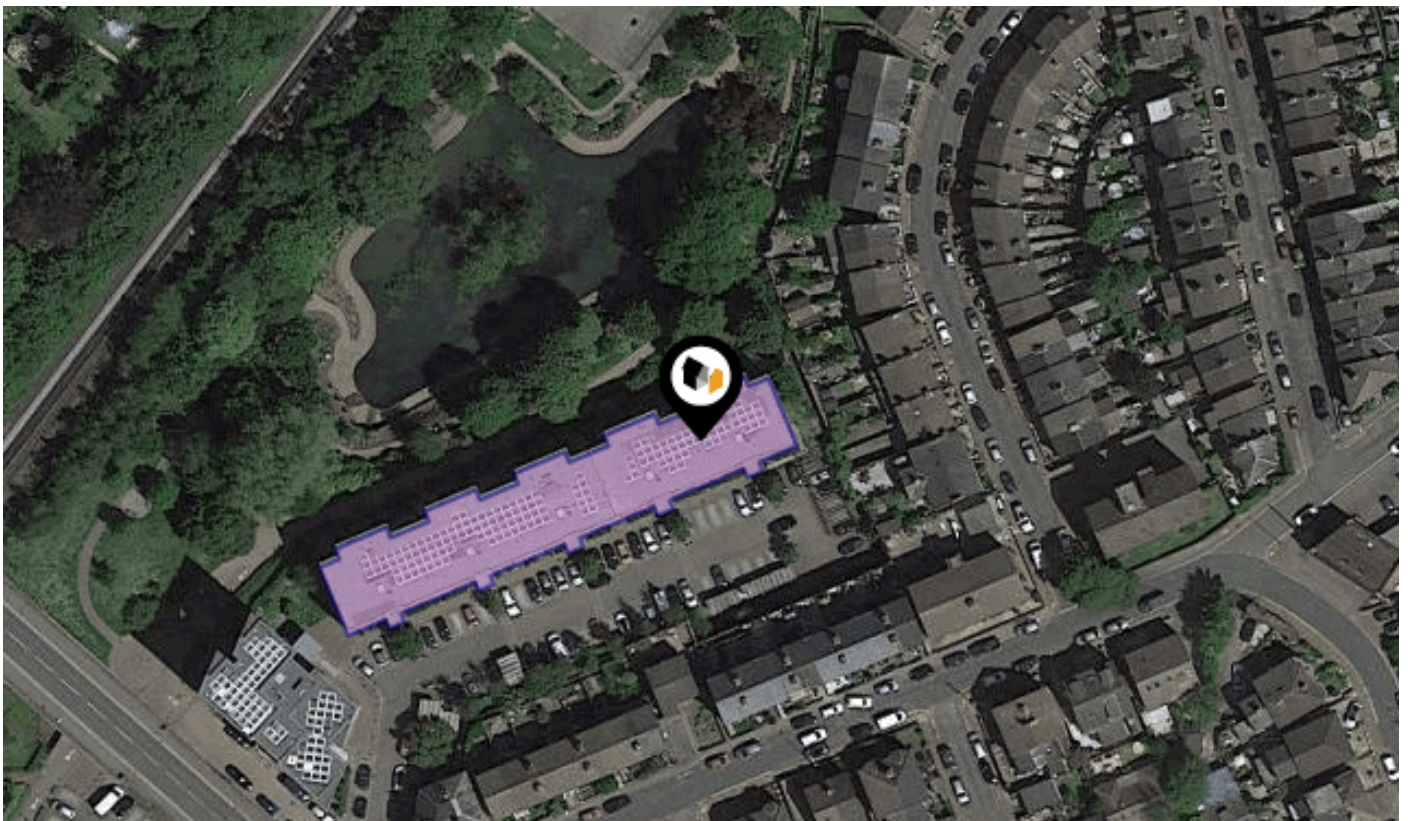


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 05<sup>th</sup> January 2024**



## **MEDWAY DRIVE, TUNBRIDGE WELLS, TN1**

**Guide Price : £245,000**

### **Martin & Co Tunbridge Wells**

11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

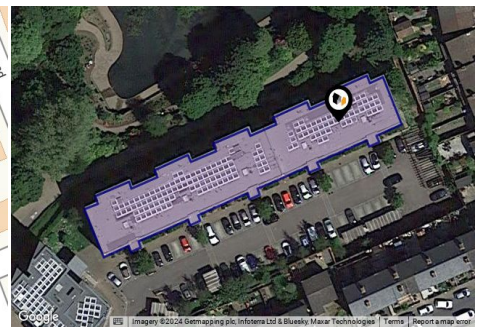
david.rogers@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells](http://www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells)





street-view-image



## Property

|                         |   |                                    |                                 |
|-------------------------|---|------------------------------------|---------------------------------|
| <b>Type:</b>            | Flat / Maisonette                       | <b>Last Sold £/ft<sup>2</sup>:</b> | £281                            |
| <b>Bedrooms:</b>        | 2                                       | <b>Guide Price:</b>                | £245,000                        |
| <b>Floor Area:</b>      | 667 ft <sup>2</sup> / 62 m <sup>2</sup> | <b>Tenure:</b>                     | Leasehold                       |
| <b>Plot Area:</b>       | 0.29 acres                              | <b>Start Date:</b>                 | 20/02/2011                      |
| <b>Year Built :</b>     | 2011                                    | <b>End Date:</b>                   | 24/12/2134                      |
| <b>Council Tax :</b>    | Band D                                  | <b>Lease Term:</b>                 | 125 years from 24 December 2009 |
| <b>Annual Estimate:</b> | £2,030                                  | <b>Term Remaining:</b>             | 111 years                       |
| <b>Title Number:</b>    | K978826                                 |                                    |                                 |
| <b>UPRN:</b>            | 10024135100                             |                                    |                                 |

## Local Area

|                           |          |
|---------------------------|----------|
| <b>Local Authority:</b>   | Kent     |
| <b>Conservation Area:</b> | No       |
| <b>Flood Risk:</b>        |          |
| • Rivers & Seas           | Very Low |
| • Surface Water           | Low      |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                   |                   |                    |
|-------------------|-------------------|--------------------|
| <b>15</b><br>mb/s | <b>80</b><br>mb/s | <b>330</b><br>mb/s |
|                   |                   |                    |

### Mobile Coverage: (based on calls indoors)

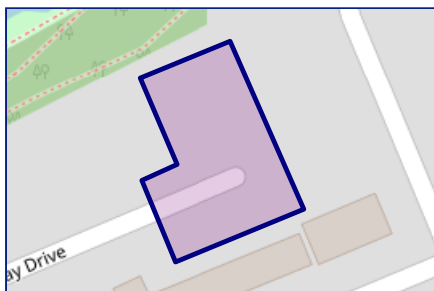


### Satellite/Fibre TV Availability:



## Freehold Title Plan

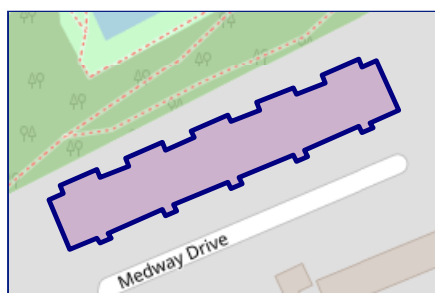
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**TT11297**

## Leasehold Title Plan

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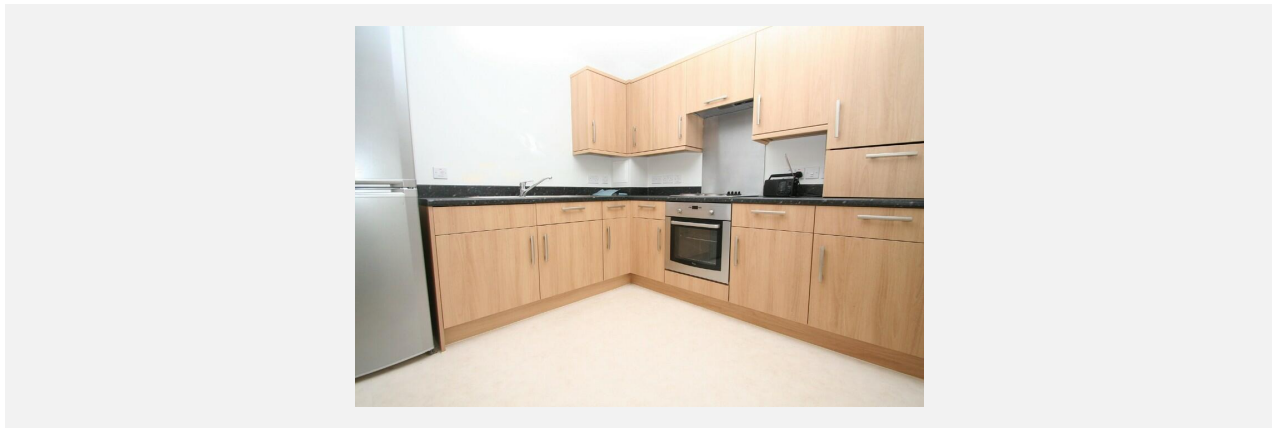


**K978826**

Start Date: 20/02/2011  
End Date: 24/12/2134  
Lease Term: 125 years from 24 December 2009  
Term Remaining: 111 years







## MEDWAY DRIVE, TUNBRIDGE WELLS, TN1



Medway Drive, TN1

Energy rating

**B**

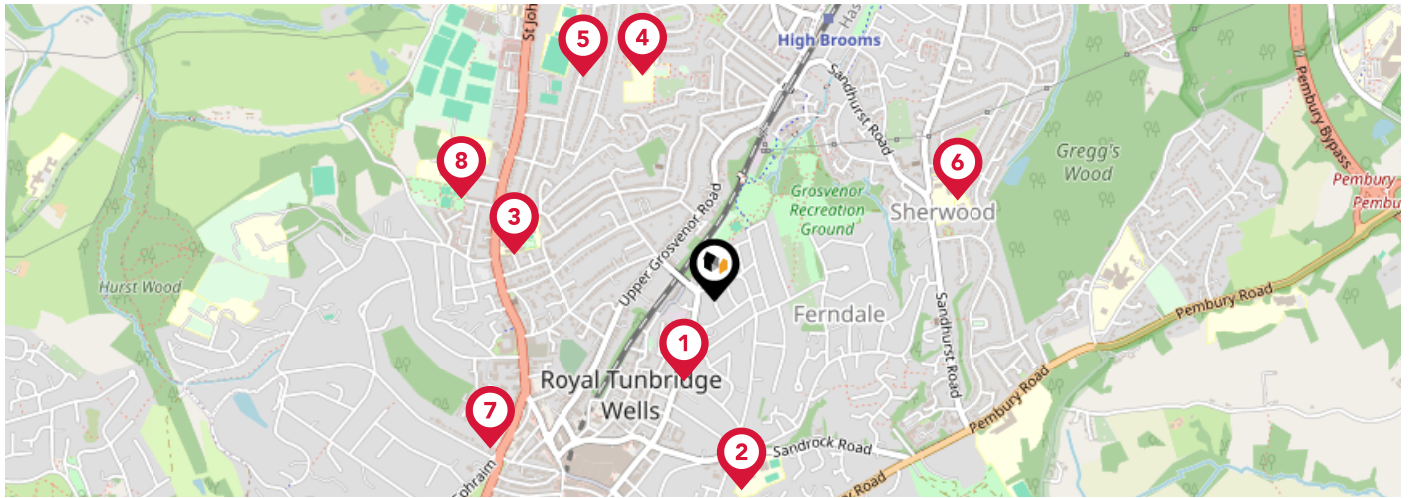
Valid until 18.08.2031

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      | 83   B  | 83   B    |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

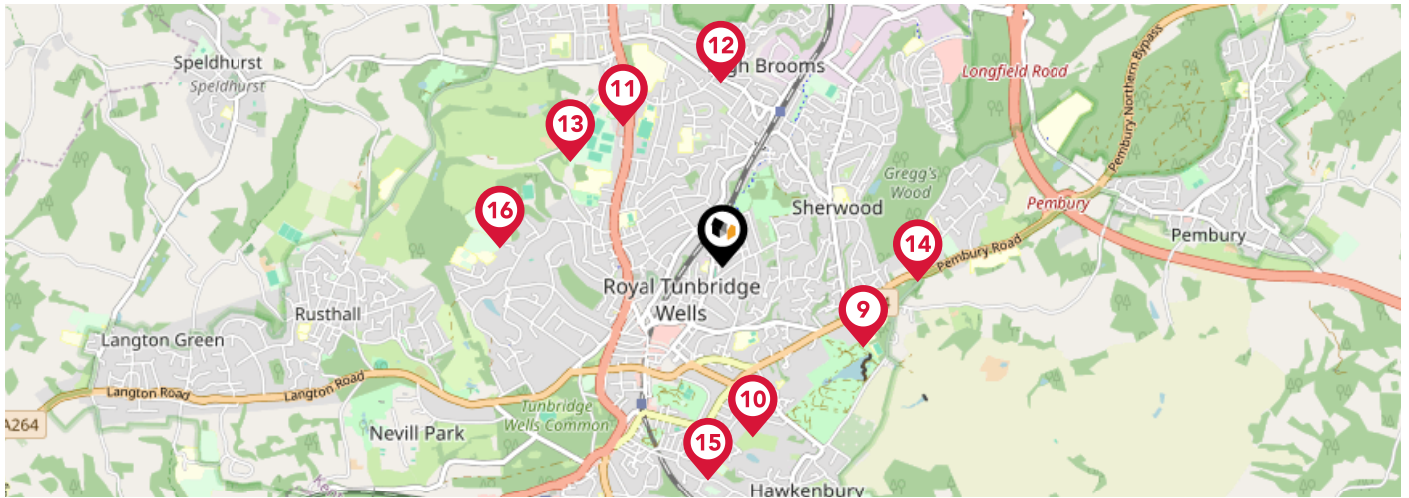


### Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Flat  |
| <b>Build Form:</b>                  | Mid-Terrace                                   |
| <b>Transaction Type:</b>            | Rental  |
| <b>Energy Tariff:</b>               | Single  |
| <b>Main Fuel:</b>                   | Mains gas (not community)                     |
| <b>Main Gas:</b>                    | Yes   |
| <b>Floor Level:</b>                 | 01  |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)    |
| <b>Walls Energy:</b>                | Very Good                                     |
| <b>Roof:</b>                        | (another dwelling above)                      |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas               |
| <b>Main Heating Controls:</b>       | Time and temperature zone control             |
| <b>Hot Water System:</b>            | From main system                              |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 86% of fixed outlets   |
| <b>Floors:</b>                      | (another dwelling below)                      |
| <b>Total Floor Area:</b>            | 62 m <sup>2</sup>                             |



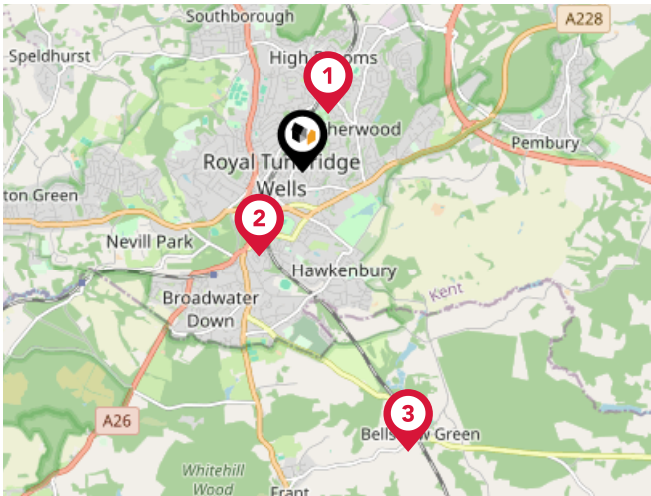
|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Barnabas CofE VA Primary School</b><br>Ofsted Rating: Good   Pupils: 201   Distance:0.2                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St James' Church of England Voluntary Aided Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 627   Distance:0.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>The Skinners' School</b><br>Ofsted Rating: Good   Pupils: 1093   Distance:0.48   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St John's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 643   Distance:0.55                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St Augustine's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 303   Distance:0.6                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Temple Grove Academy</b><br>Ofsted Rating: Good   Pupils: 233   Distance:0.61  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>The Wells Free School</b><br>Ofsted Rating: Good   Pupils: 170   Distance:0.62   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Tunbridge Wells Girls' Grammar School</b><br>Ofsted Rating: Outstanding   Pupils: 1018   Distance:0.63                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|  |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Beechwood Sacred Heart School</b><br>Ofsted Rating: Not Rated   Pupils: 298   Distance:0.75   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Peter's Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 152   Distance:0.8                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Tunbridge Wells Grammar School for Boys</b><br>Ofsted Rating: Good   Pupils: 1294   Distance:0.81                                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Matthew's High Brooms Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 374   Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Gregory's Catholic School</b><br>Ofsted Rating: Outstanding   Pupils: 1347   Distance:0.86   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Skinnners' Kent Academy</b><br>Ofsted Rating: Outstanding   Pupils: 1027   Distance:0.91  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Claremont Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 436   Distance:1   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bennett Memorial Diocesan School</b><br>Ofsted Rating: Outstanding   Pupils: 1703   Distance:1.04                                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

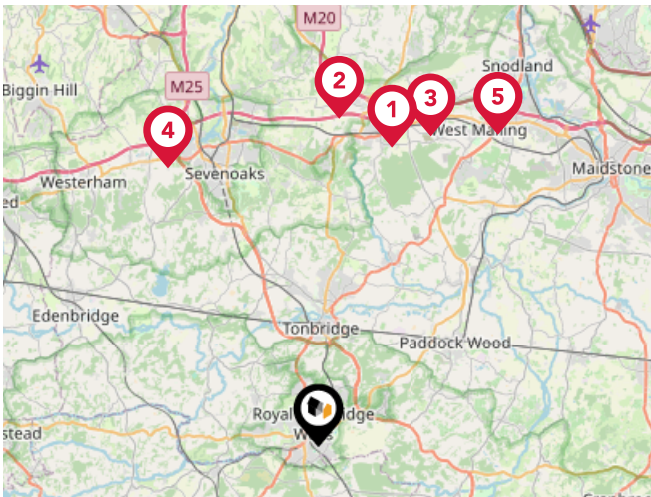
# Area

## Transport (National)



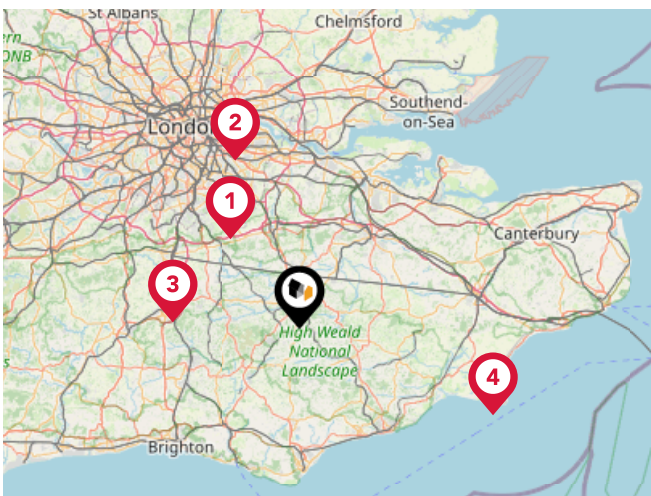
### National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | High Brooms Rail Station     | 0.61 miles |
| 2   | Tunbridge Wells Rail Station | 0.86 miles |
| 3   | Frant Rail Station           | 2.76 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M26 J2A | 11.45 miles |
| 2   | M20 J2  | 12.2 miles  |
| 3   | M20 J3  | 12.3 miles  |
| 4   | M25 J5  | 11.78 miles |
| 5   | M20 J4  | 13.37 miles |



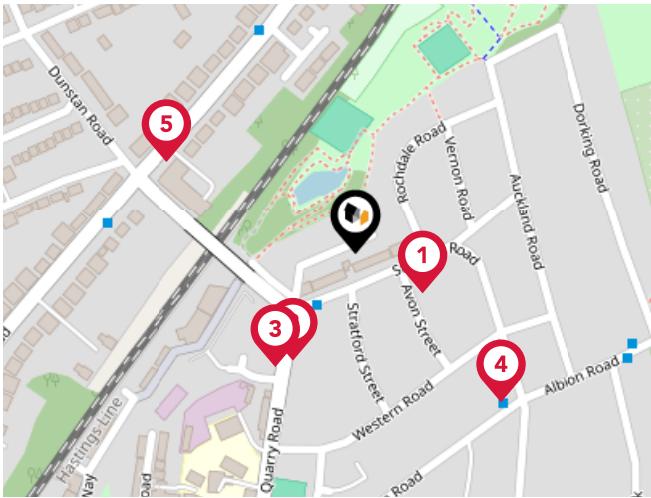
### Airports/Helipads

| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
| 1   | Biggin Hill Airport         | 16.79 miles |
| 2   | London City Airport         | 26.81 miles |
| 3   | London Gatwick Airport      | 18.89 miles |
| 4   | Lydd London Ashford Airport | 31.57 miles |



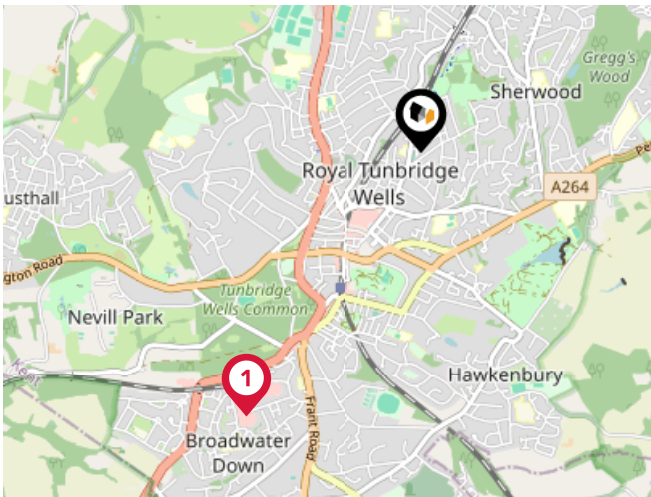
# Area

## Transport (Local)



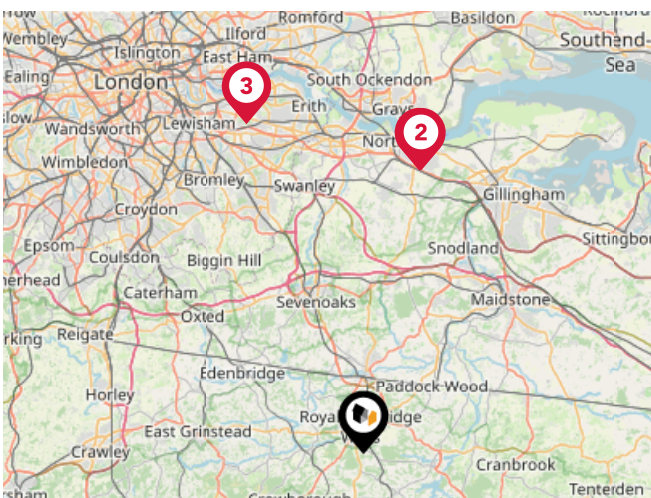
### Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Rochdale Road    | 0.05 miles |
| 2   | St James Road    | 0.07 miles |
| 3   | St James Road    | 0.08 miles |
| 4   | Western Road     | 0.12 miles |
| 5   | Grosvenor Bridge | 0.12 miles |



### Local Connections

| Pin | Name                                      | Distance   |
|-----|---|------------|
| 1   | Tunbridge Wells West (Spa Valley Railway) | 1.48 miles |



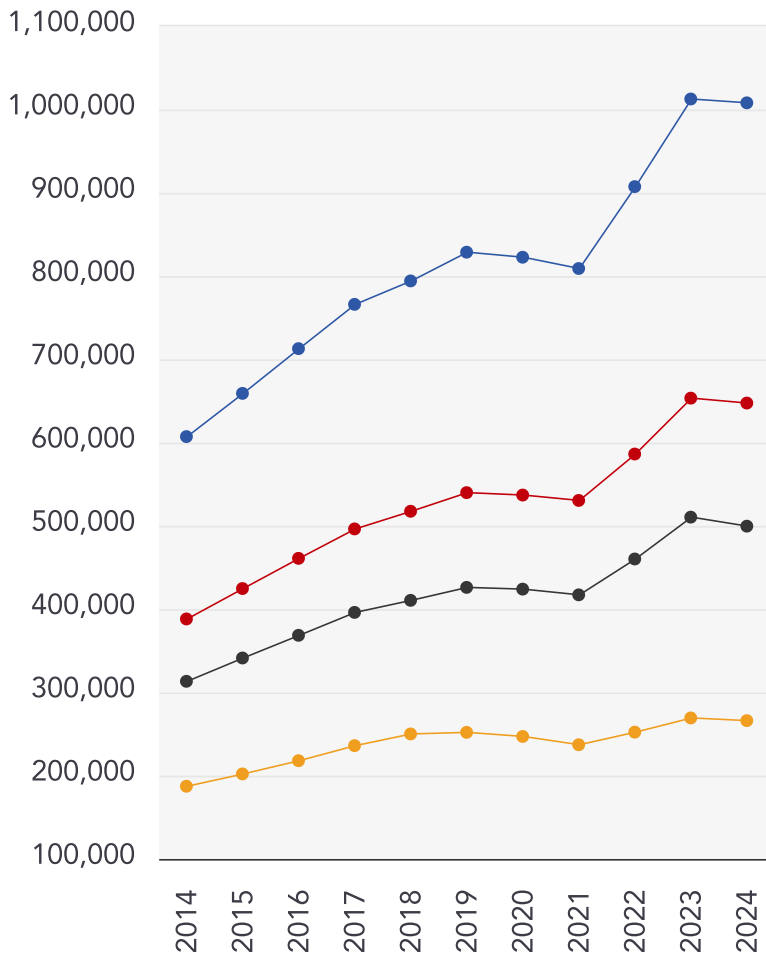
### Ferry Terminals

| Pin | Name                  | Distance    |
|-----|-----------------------|-------------|
| 1   | West Street Pier      | 21.46 miles |
| 2   | Town Pier             | 21.47 miles |
| 3   | Woolwich Arsenal Pier | 25.97 miles |

# Market

## House Price Statistics

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



Detached

**+66.01%**

Semi-Detached

**+66.77%**

Terraced

**+59.45%**

Flat

**+42.08%**





### Martin & Co Tunbridge Wells

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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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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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