

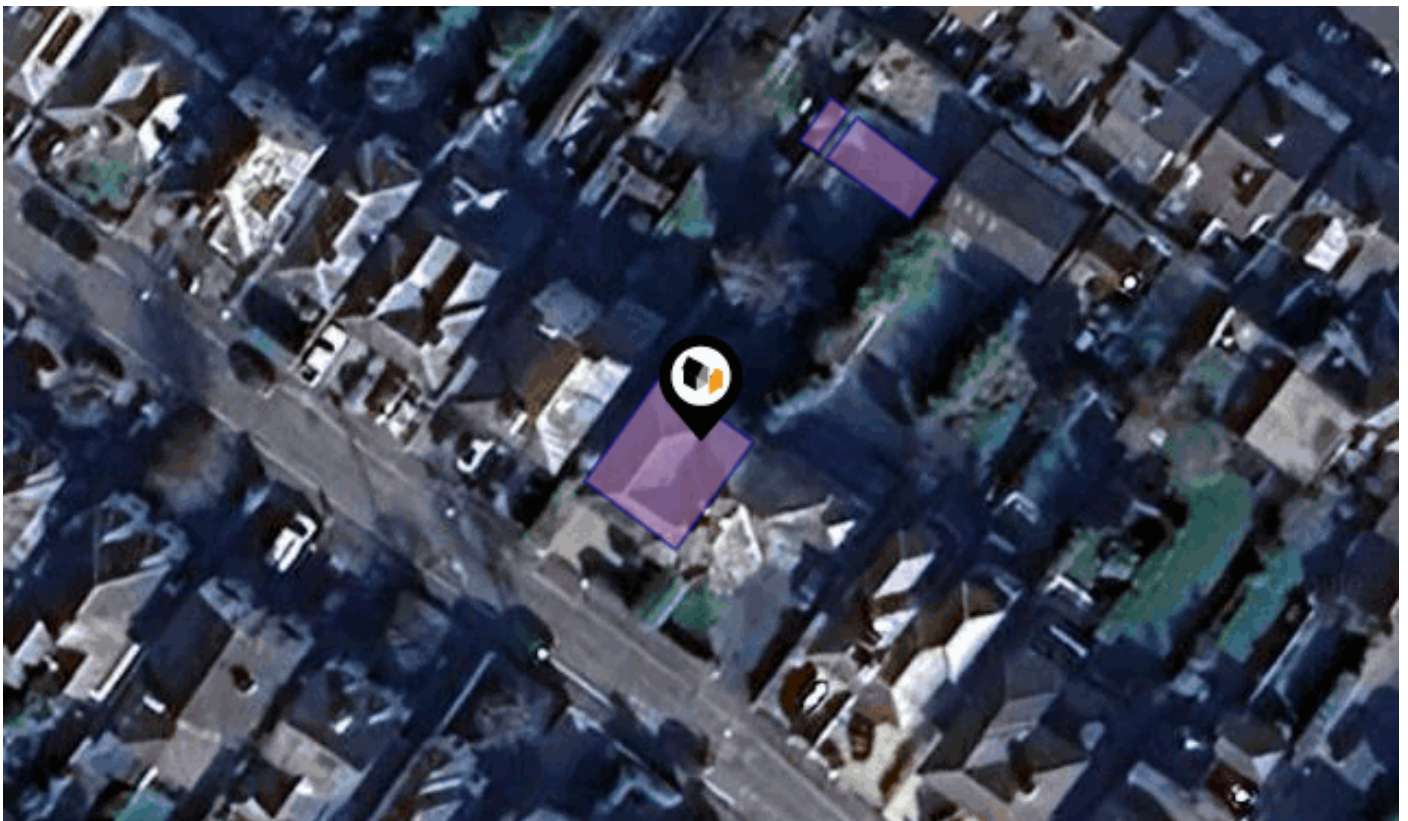


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th May 2024



BEULAH ROAD, TUNBRIDGE WELLS, TN1

Martin & Co Tunbridge Wells

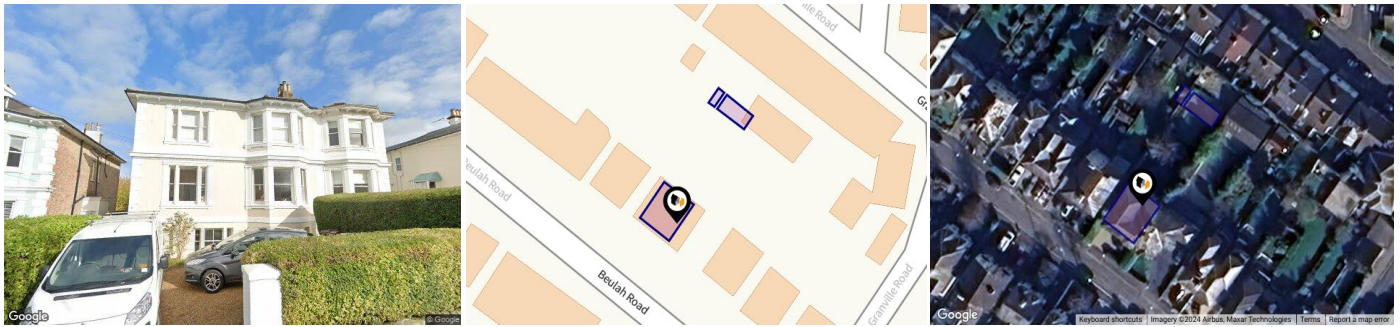
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Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£123
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	462 ft ² / 43 m ²	Start Date:	23/02/2017
Plot Area:	0.04 acres	End Date:	01/01/3002
Year Built :	1900-1929	Lease Term:	999 years from 1 January 2003
Council Tax :	Band B	Term Remaining:	978 years
Annual Estimate:	£1,740		
Title Number:	TT61975		
UPRN:	100062543248		

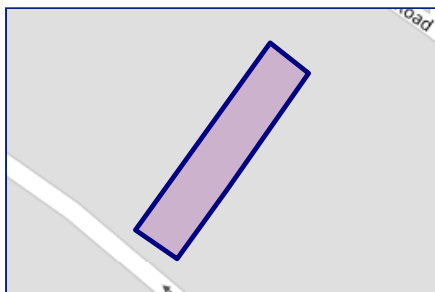
Local Area

Local Authority:	Kent
Conservation Area:	Tunbridge Wells Conservation Area
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Satellite/Fibre TV Availability:

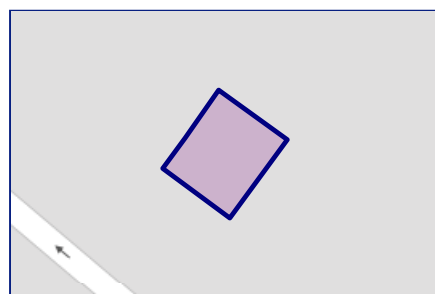


Freehold Title Plan



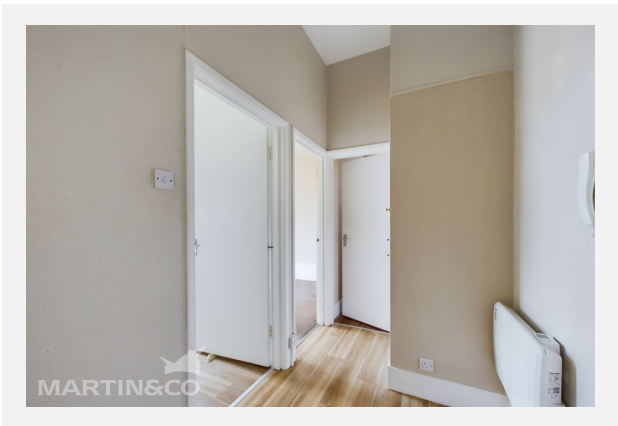
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Leasehold Title Plan



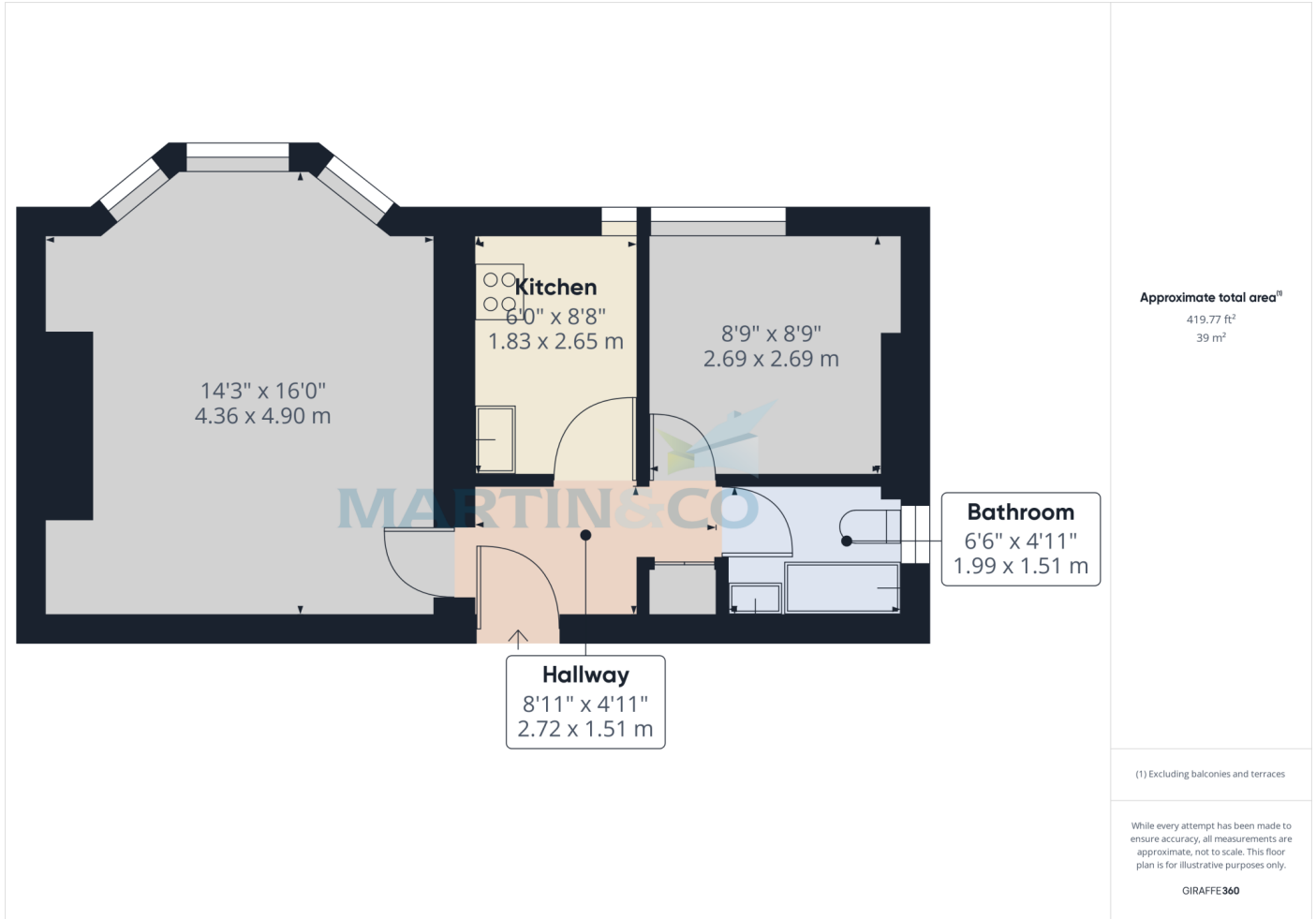
TT61975

Start Date: 23/02/2017
End Date: 01/01/3002
Lease Term: 999 years from 1 January 2003
Term Remaining: 978 years





BEULAH ROAD, TUNBRIDGE WELLS, TN1



TN1

Energy rating

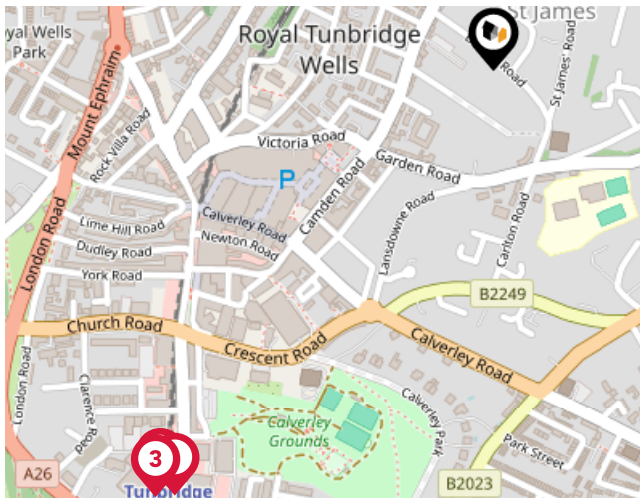
E

Valid until 19.02.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 82 B
69-80	C		
55-68	D		
39-54	E	← 49 E	
21-38	F		
1-20	G		

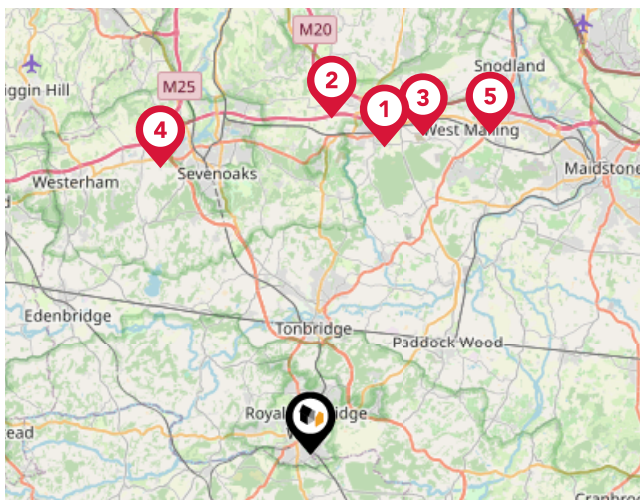
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
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:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	43 m ²



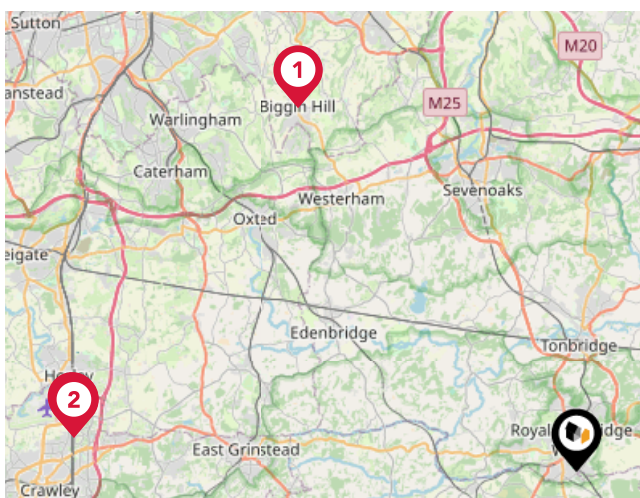
National Rail Stations

Pin	Name	Distance
1	Tunbridge Wells Rail Station	0.62 miles
2	Tunbridge Wells Rail Station	0.62 miles
3	Tunbridge Wells Rail Station	0.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	11.73 miles
2	M20 J2	12.48 miles
3	M20 J3	12.57 miles
4	M25 J5	12.03 miles
5	M20 J4	13.62 miles

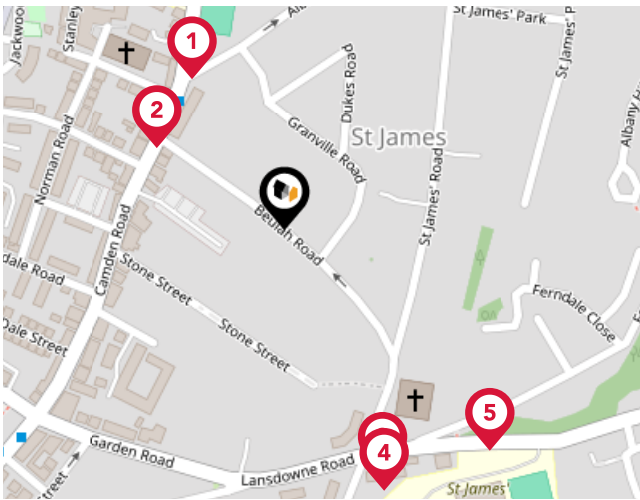


Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	17.01 miles
2	London Gatwick Airport South Terminal	18.74 miles
3	London Gatwick Airport South Terminal	18.77 miles
4	London Gatwick Airport South Terminal	18.78 miles

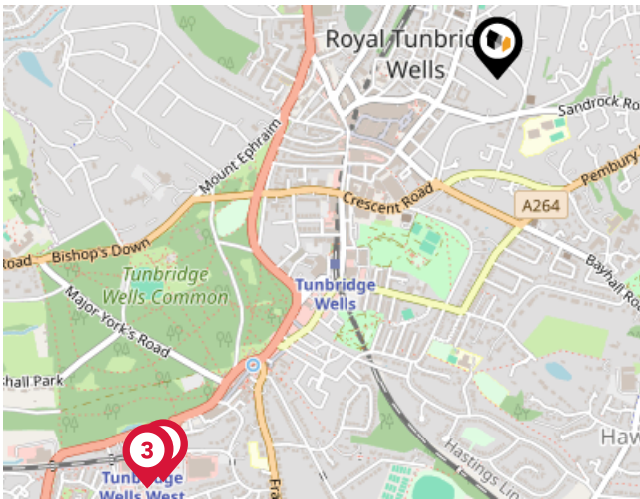
Area

Transport (Local)



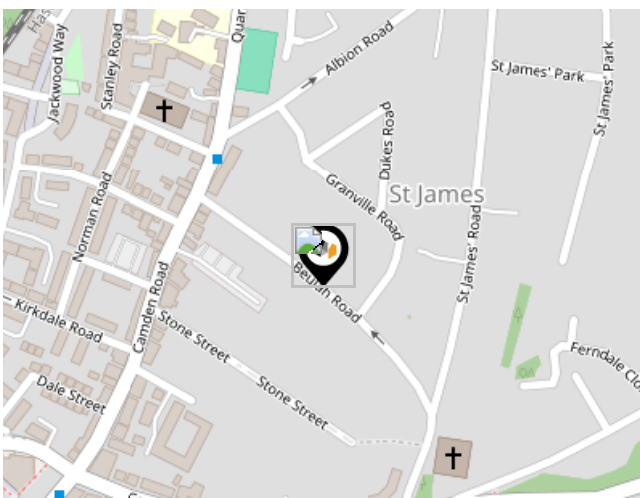
Bus Stops/Stations

Pin	Name	Distance
1	The Black Horse	0.1 miles
2	The Black Horse	0.09 miles
3	St James Church	0.15 miles
4	St James Church	0.16 miles
5	Ferndale	0.18 miles



Local Connections

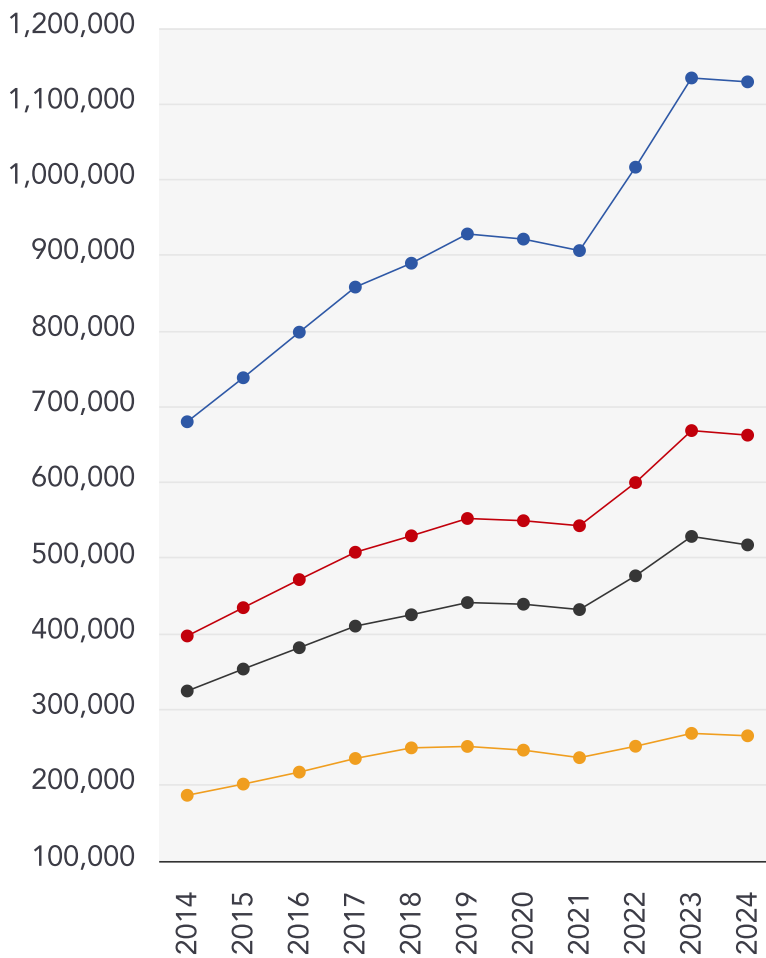
Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.22 miles
2	Tunbridge Wells West (Spa Valley Railway)	1.25 miles
3	Tunbridge Wells West (Spa Valley Railway)	1.25 miles



Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Stop	21.68 miles
2	West Street Pier	21.7 miles
3	Town Pier	21.71 miles

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

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

Data Quality

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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