



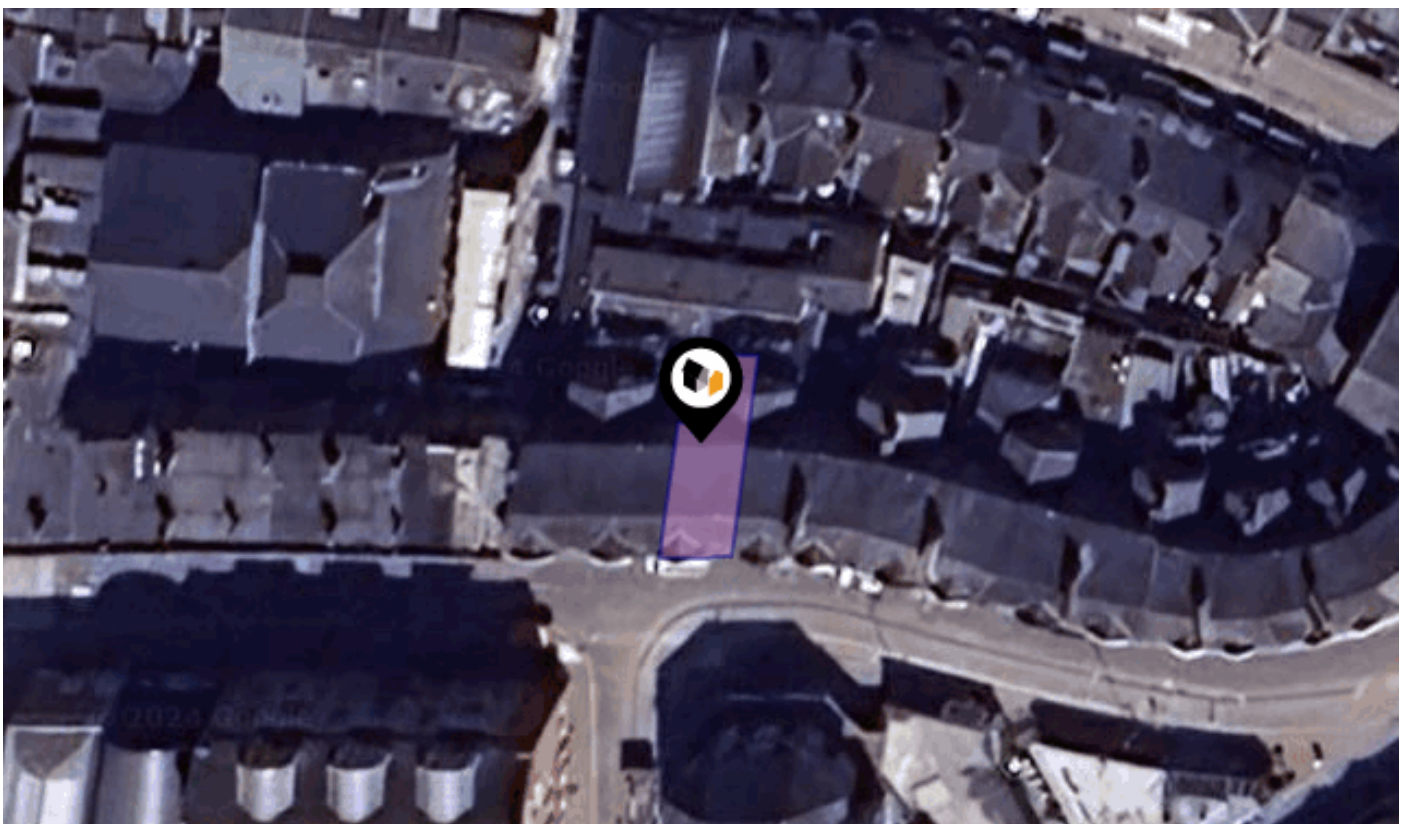
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Mr & Mrs

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 10<sup>th</sup> September 2024**



## **MONSON ROAD, TUNBRIDGE WELLS, TN1**

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

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## Property

<b>Type:</b>	HMO Not Further Divided	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3	<b>Start Date:</b>	19/12/1996
<b>Floor Area:</b>	1,797 ft <sup>2</sup> / 167 m <sup>2</sup>	<b>End Date:</b>	29/09/2994
<b>Plot Area:</b>	0.02 acres	<b>Lease Term:</b>	999 years from 29 September 1995
<b>Year Built :</b>	Before 1900	<b>Term Remaining:</b>	970 years
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,238		
<b>Title Number:</b>	K770669		

## Local Area

<b>Local Authority:</b>	Tunbridge wells
<b>Conservation Area:</b>	Tunbridge Wells Conservation Area
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

<b>17</b> mb/s	<b>1000</b> mb/s

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



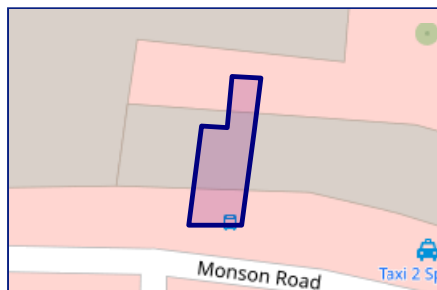
### Satellite/Fibre TV Availability:



Planning records for: *Monson Road, Tunbridge Wells, TN1*

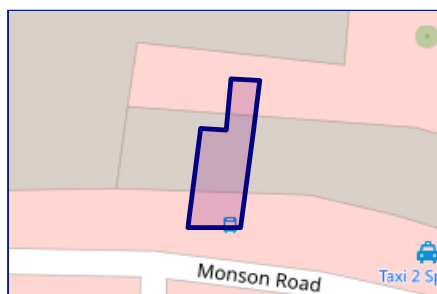
<b>Reference - 02/00575/LBC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th March 2002
<b>Description:</b>	Listed Building Consent - Reconstruction of bay window

## Freehold Title Plan



**K762223**

## Leasehold Title Plan



**K770669**

Start Date: 19/12/1996  
End Date: 29/09/2994  
Lease Term: 999 years from 29 September 1995  
Term Remaining: 970 years







Monson Colonnade, Monson Road, TN1

Energy rating

**D**

Valid until 13.08.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		71   <b>C</b>
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

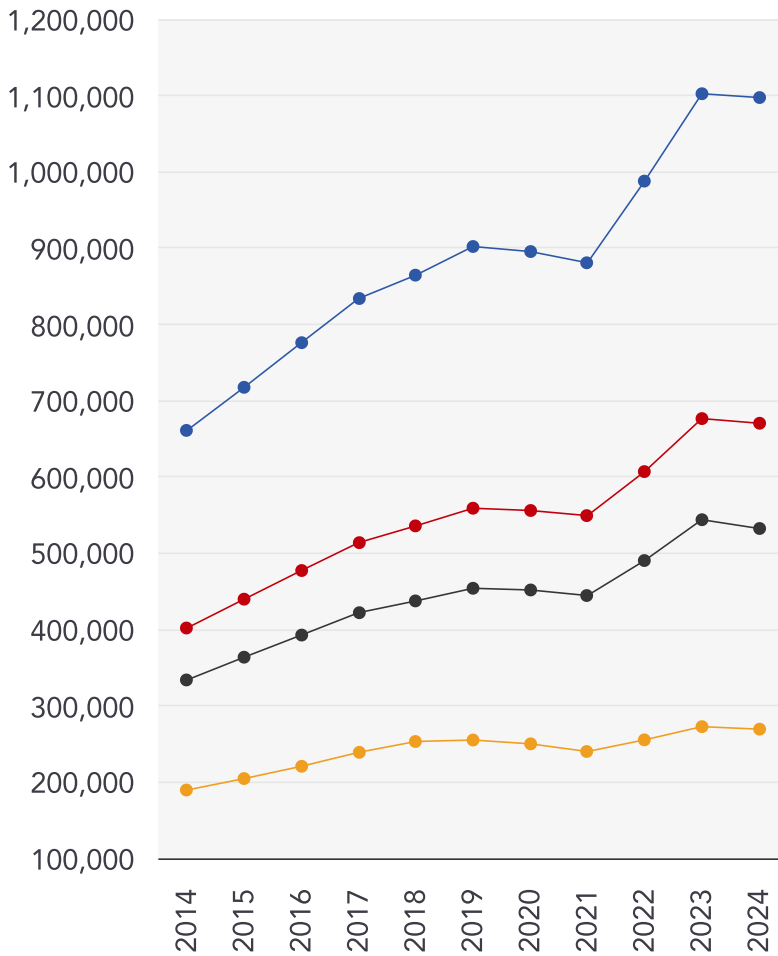
<b>Property Type:</b>	Maisonette
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 85% of fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	167 m <sup>2</sup>



# 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).

# 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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