

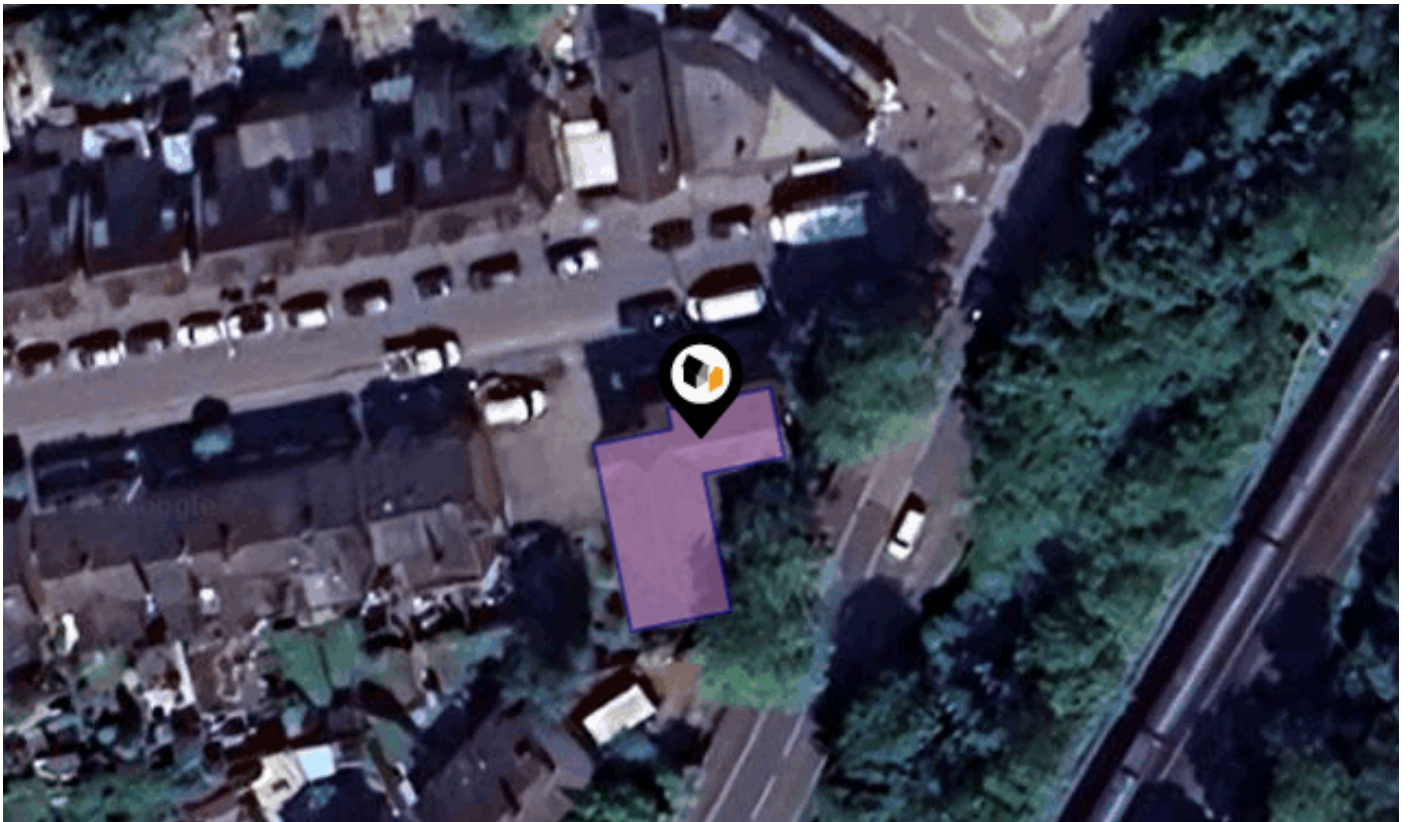


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th December 2024



198, SILVERDALE ROAD, TUNBRIDGE WELLS, TN4

Martin & Co Tunbridge Wells

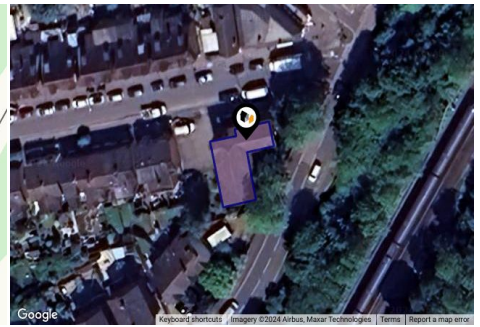
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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	15/07/1991
Floor Area:	645 ft ² / 60 m ²	End Date:	16/07/2116
Plot Area:	0.05 acres	Lease Term:	125 years from 16 July 1991
Year Built :	1983-1990	Term Remaining:	91 years
Council Tax :	Band B		
Annual Estimate:	£1,740		
Title Number:	K705560		

Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

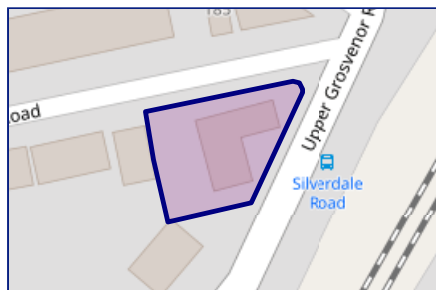
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

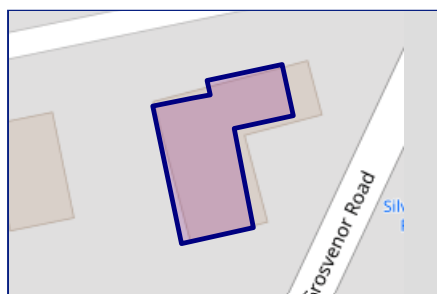


Freehold Title Plan



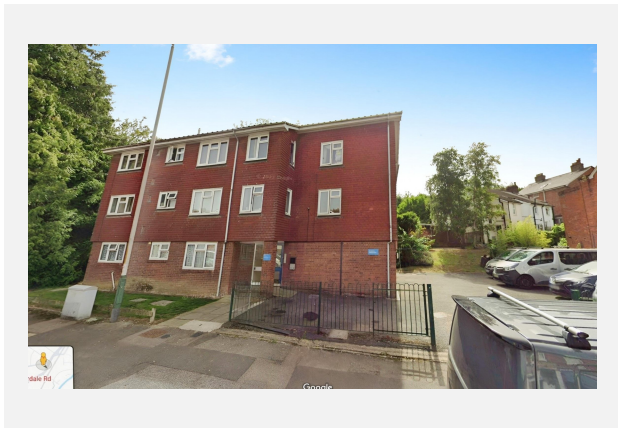
K210041

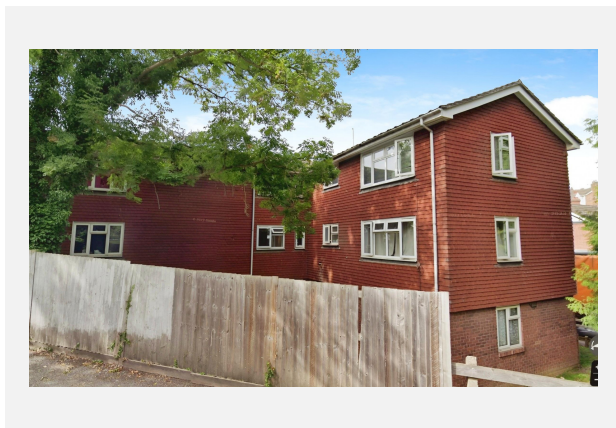
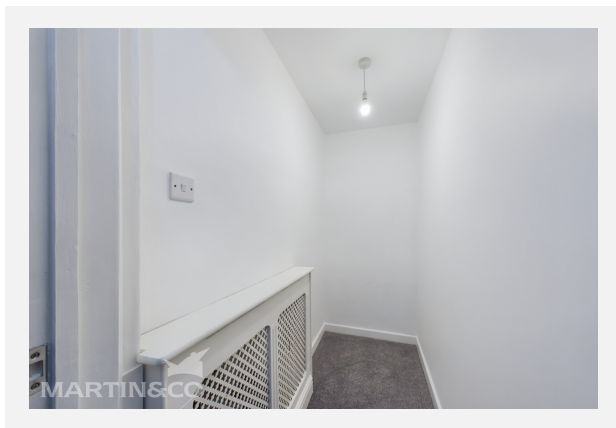
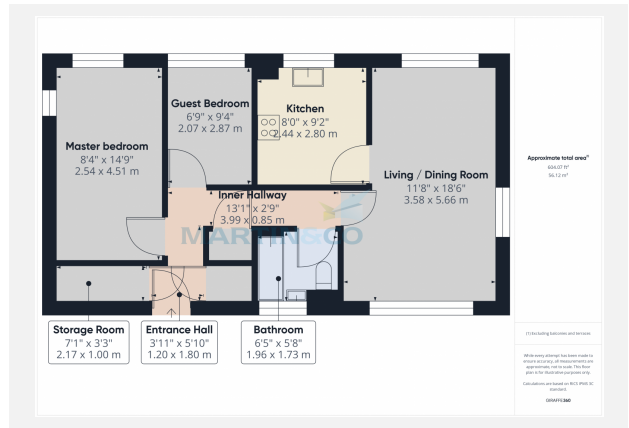
Leasehold Title Plan



K705560

Start Date: 15/07/1991
End Date: 16/07/2116
Lease Term: 125 years from 16 July 1991
Term Remaining: 91 years





198 Silverdale Road, TN4

Energy rating

D

Valid until 08.05.2032

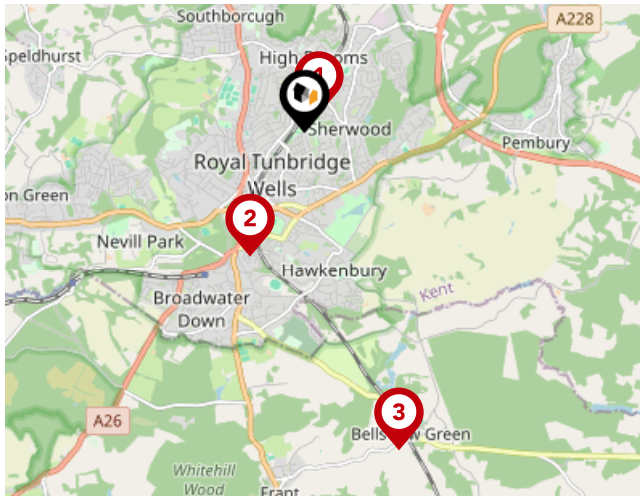
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 62% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	60 m ²

Area

Transport (National)

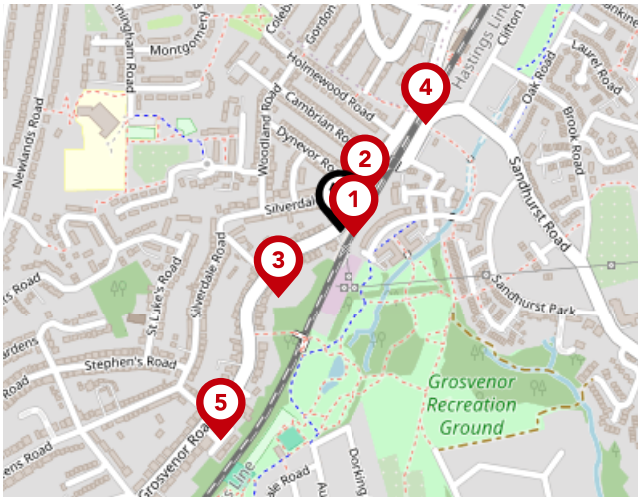


National Rail Stations

Pin	Name	Distance
1	High Brooms Rail Station	0.22 miles
2	Tunbridge Wells Rail Station	1.26 miles
3	Frant Rail Station	3.08 miles

Area

Transport (Local)



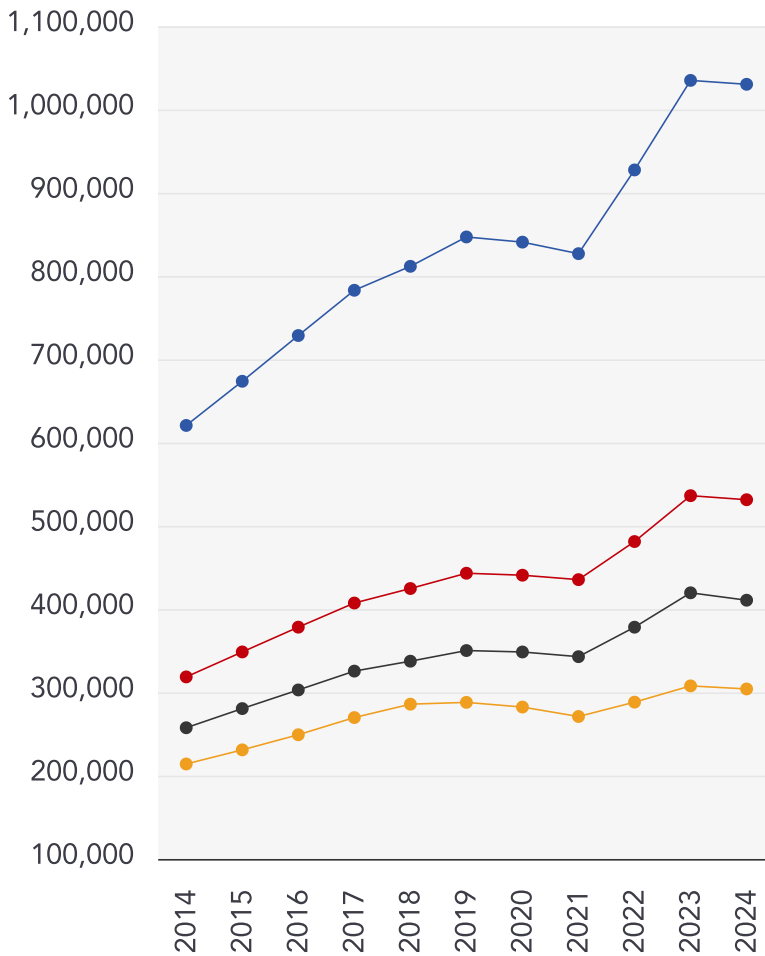
Bus Stops/Stations

Pin	Name	Distance
1	Silverdale Road	0.01 miles
2	Silverdale Road	0.05 miles
3	Silverdale Lane	0.11 miles
4	High Brooms Railway Station	0.16 miles
5	Queen's Road	0.28 miles

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

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



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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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