



DOWN HOUSE, BROADWATER DOWN
TUNBRIDGE WELLS - GUIDE PRICE £350,000 - £375,000



Flat 2 Down House

22 Broadwater Down,
Tunbridge Wells, TN2 5NR

Steps To Lower Ground Floor Private Entrance - Entrance Hall Leading To A Generous Reception Area - Spacious Lounge & Dining Area With Lots Of Light From A Large Southeast Facing Window - Kitchen/Breakfast Room With A Comprehensive Range Of Units, Quartz Worktops And A Range Of Appliances - Two Double Bedrooms - Bathroom With Underfloor Heating And Both A Bath And Separate Shower Cubicle - Communal West Facing Rear Gardens - Gas Central Heating Via Radiators - Garage - Two Parking Space Plus Additional Off Road Guest Parking - Share Of Freehold - Long Lease - Premium Residential Location, Quiet, Tree Lined Street, Close To Town Centre, Pantiles, Station, Local Amenities & Forest

This two double bedroom lower ground floor apartment is situated within a wonderful period building surrounded by private gardens and located within the extremely desirable area of Broadwater Down. As you enter the property through its own private entrance we feel sure you will be pleasantly surprised by the amount of space and light this property enjoys, enhanced by the high ceiling level and room proportions. The property has been extremely well maintained and has features including a generous reception area with oak flooring and deep closet offering plenty of storage. The combined living and dining space has ample room for a good sized dining table as well as lots of space for seating. The kitchen/breakfast room has enough space for an additional table and has been fitted with a comprehensive range of units complete with a range of appliances including a large Range style cooker. There are two double bedrooms and a bathroom that has both a separate shower cubicle as well as a bath and the additional feature of a tiled floor with underfloor heating. Externally the grounds are screened by mature trees to provide the building with privacy, with the residents having use of the communal lawned gardens which are mainly at the rear of the building and enjoy a sunny, westerly aspect.



A further feature of this particular apartment is the generous amount of parking in the form of two parking spaces as well as its own garage plus additional off road guest parking. Broadwater Down itself is a particularly desirable location, in view of its 5 minute walk to Hargate Forest and 10 minute walk to the Ramsey Woods along with a 15 minute walk into the historic Pantiles and 23 minute walk to a main line station as well as a selection of sports clubs and local pub. The property has been realistically priced to attract an early sale and we have no hesitation in recommending interested applicants should view this home without delay.

The accommodation comprises. Step leads from the front of the building down to the property's own private entrance which has a part glazed entrance door and fan light leading to the entrance hall, this in turn leads to:

GENEROUS RECEPTION AREA:

Oakwood flooring, coved ceiling, two radiators, power points. Large storage cupboard with space for a tumble dryer, hanging rail and ample storage.

SITTING/DINING ROOM:

The dining area has space for a good size table, single radiator, open aspect to the sitting room, coved ceiling, single radiator, power points, TV point, telephone point. Space for a work station. Large window to front.

KITCHEN/BREAKFAST ROOM:

Fitted with a comprehensive range of panelled wall and base units with quartz stone worktops. One and a half bowl single drainer sink unit with mixer tap. Integrated fridge/freezer and dishwash. 'Stoves' Range style cooker with gas rings and electric double ovens with large filter hood above. Space for a washing machine. Single radiator, wood flooring, coved ceiling, under cupboard lighting, power points, 'Worcester' combination gas fired boiler, fitted in October 2022. Window to front.

BEDROOM 1:

West facing rear window looking towards the garden, single radiator, power points, coved ceiling. Fitted shelving and wardrobes.

BEDROOM 2:

Window to side, single radiator, power points, coved ceiling.

BATHROOM:

White suite comprising of a panelled bath with mixer tap, low level WC, pedestal wash hand basin with mixer tap, separate glazed shower cubicle with plumbed in shower. Tiling to walls, tiled floor with electric underfloor heating, towel rail/radiator, ceiling downlights. Window to side.

OUTSIDE:

There is access to the communal rear garden through the door to the right of the steps or around the building. This shared garden area is mainly laid to lawn in several terraces and enjoys a westerly aspect and lots of privacy by the mature tree screens.



At the front of the property is located the garage block as well as two parking spaces and the visitors parking.

SITUATION:

Broadwater Down is a very desirable road in view of its central location, giving access to many amenities which include the ability to walk through local twittens to Lidl, and Sainsburys. The historic Pantiles and main line station are both within comfortable walking distance around 15/25 minutes. Hargate Forest is approximately 5 minutes walk with its lovely views and the stunning blue bell woods of Ramsey wood is approximately 10 minutes walk. There is a local store and pub on Frant Road and a selection of sports clubs including tennis and cricket are all within easy reach.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 years from 25 December 1980

Service Charge - currently £1200.00 per year

Ground Rent - currently £50.00 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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Kent, TN1 1UT

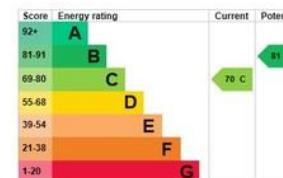
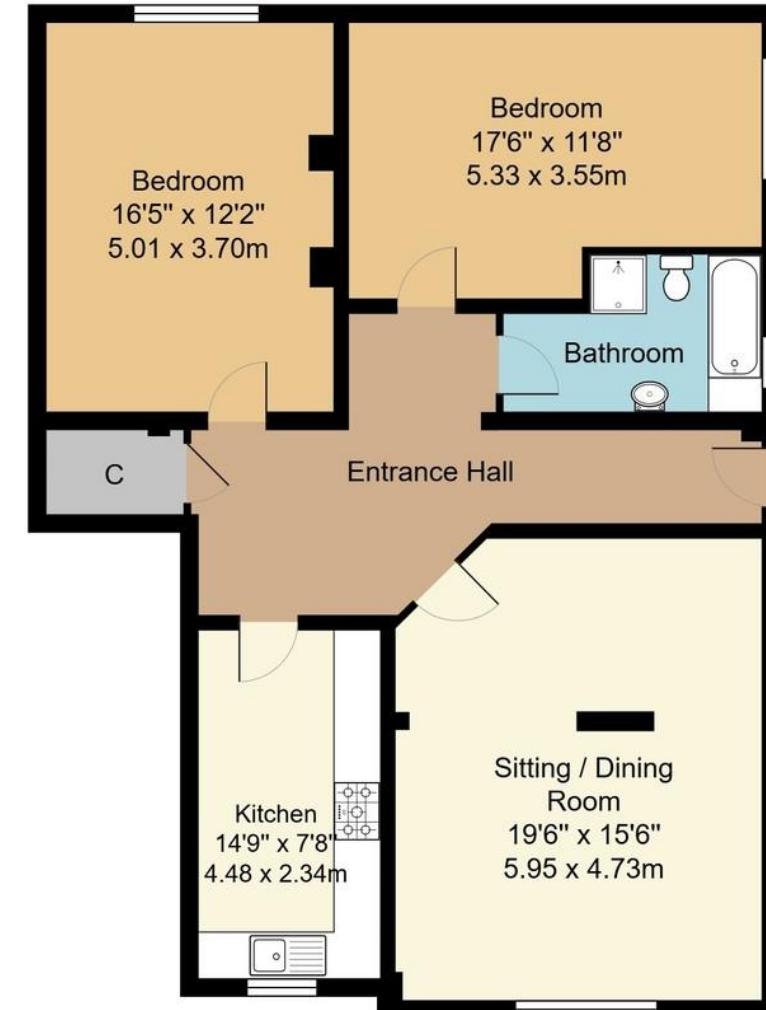
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BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Approx. Gross Internal Area 1175 sq. ft / 109.2 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.