



A quality 1199 sq ft two/three bedroom second floor apartment located about midway between the town centre and railway station in Wadhurst. Comprising: Sitting Room, Kitchen/Dining Room, Study/Bedroom 3, Two Spacious Double Bedrooms, one with En Suite Shower Room, Bathroom. Allocated parking. Communal garden. EPC: B

Guide Price £400,000 Leasehold with Share of Freehold

6 Great Durgates Close

Wadhurst, TN5 6RD

Guide Price £400,000 Share of Freehold

The apartment forms one of just six in this attractive purpose built block, built by Daniel Homes in 2007. There are two apartments on each floor and this property is located on the top/second floor, accessed via a well maintained and well lit communal hall with wide, easy tread staircase, featuring a stylish glass balustrade. There are front and rear entrances to the building with a video entry system at the front entrance.

The apartment is nicely laid out off a spacious L shaped hallway with two useful storage cupboards and a light well providing natural light from above. The doors are all quality Oak veneered fire doors. There is an alarm and video entry phone.

There is a generous sitting room and kitchen/dining room overlooking the communal garden to the front.

The kitchen features solid wood fronted wall and base units with granite worktops including a peninsular breakfast bar. Integrated appliances include a full size dishwasher, washer/dryer, fan oven, microwave combination oven, fridge freezer and five ring gas hob with extractor over. There is also an undermount sink with spray nozzle tap and waste disposal. There is another light well in the kitchen/dining room.

There are two spacious double bedrooms and a study, which could be turned into a third bedroom if required. All have quality built in wardrobes. The study has a built in desk.

The bedrooms are served by two bath/shower rooms including one en suite with thoughtful night lights built in.

The property comes with an allocated parking space. There is also a visitor space.

There is a well screened communal garden to the front of the building with hedge boundaries and a bench seat.

The property is conveniently located about midway between the mainline railway station and town centre. It is on a bus route with services to Hawkhurst and Tunbridge Wells.

There are shops in the Durgates and Sparrows Green areas as well as the centre of Wadhurst.

Voted the best place to live in the UK in 2023, Wadhurst has a vibrant and friendly community with many amenities in its historic market town centre including a Jempson's Local supermarket with post office, convenience store, a family run butcher, greengrocer, chemist, delicatessen, cafes, pubs, gift shops, an excellent library and book shop. There is

also a monthly farmers' market, various clubs and societies to get involved with, a sports centre (at Uplands Academy) and a good local doctors practice and dentist.

Located in an Area of Outstanding Natural Beauty, the surrounding countryside is a delight to drive through and there are many walking and cycling opportunities, not least of which around Bewl Water, which is easily accessible from the town. Wadhurst Park has a network of permissive paths running through its beautiful and extensive grounds, which are a haven for wildlife.

Approximately 7 miles North of Wadhurst is the large Spa town of Royal Tunbridge Wells, providing an extensive shopping centre, the beautiful Pantiles and old High Street area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

Material Information

Tenure: Leasehold with Share of the Freehold

Lease: 999 years from 1 July 2007

Ground rent: Peppercorn

Service Charge: (18%) £2,533 for 2025

Restrictions: The lease prohibits certain practices. Please ask for further details.

Wealden District Council. Tax Band E (rates are not expected to rise upon completion).

Mains gas central heating, mains electricity, water and drainage.

The property is believed to be of brick/block construction with a tiled roof.

We are not aware of any safety or cladding issues or of any asbestos at the property.

The property is located within the High Weald AONB. The title has no restrictions but there are easements and we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

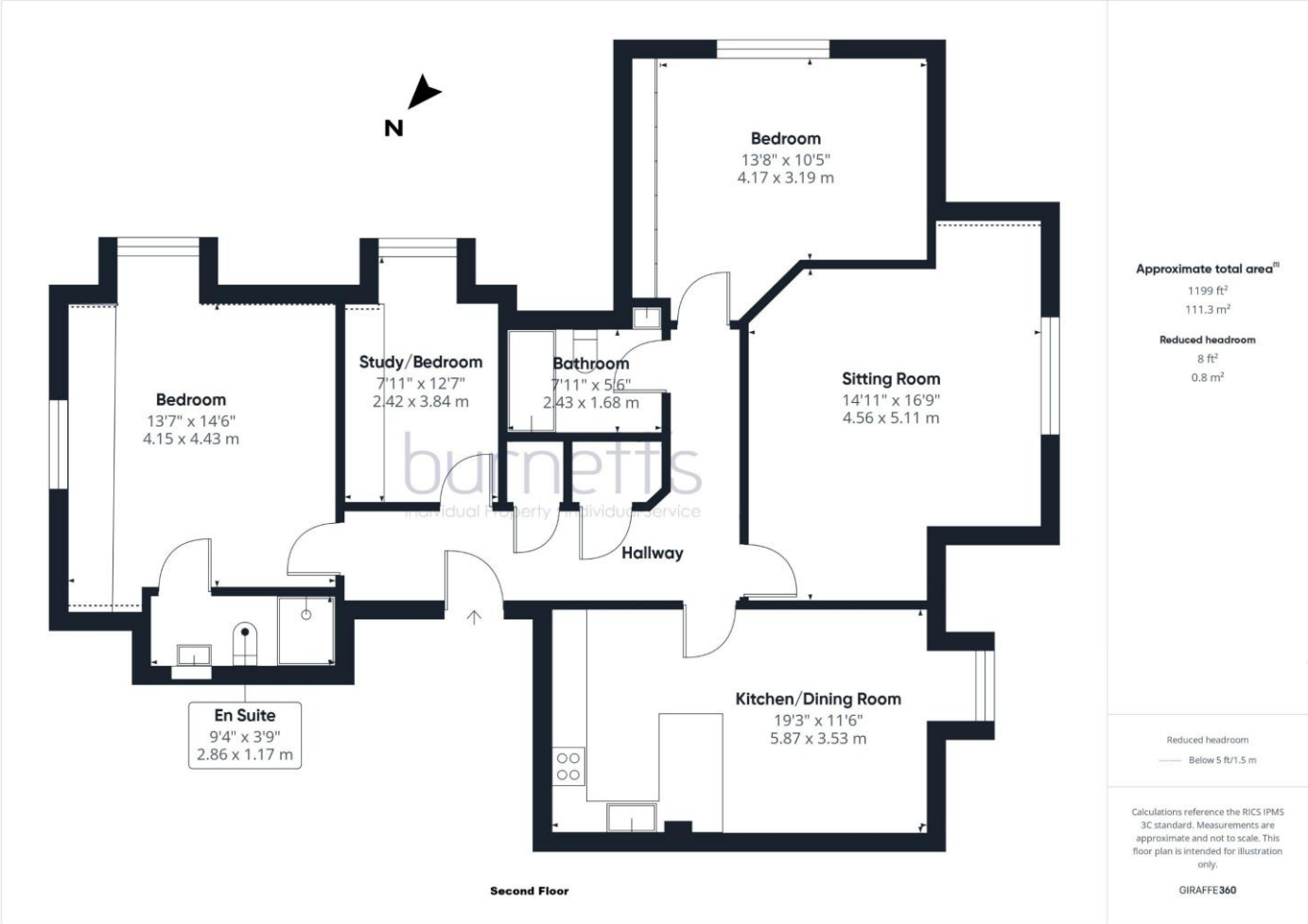
Broadband coverage: According to Ofcom, Superfast broadband is available to the property.

Mobile Coverage: According to Ofcom, there is variable mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



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

