

80

A NEW COLLECTION OF 12 INDIVIDUAL, SUSTAINABLE
1 & 2 BEDROOM APARTMENTS IN ROYAL TUNBRIDGE WELLS

80 ST
JOHNS
RD

A UNIQUE COLLECTION OF JUST TWELVE
INDIVIDUALLY PLANNED APARTMENTS
PERFECTLY POSITIONED FOR LIFE IN
ROYAL TUNBRIDGE WELLS.



UNIQUE. DESIRABLE. SUSTAINABLE.

All the homes within this limited collection have been architect designed to combine the perfect blend of style, quality and functionality.

Every apartment is different and designed with exceptional attention to detail. The exterior architecture is sensitive to the historic character of the local area, while the interior spaces are naturally bright, modern and **unique**.

Set in beautiful Royal Tunbridge Wells, this is a highly **desirable** location with a mix of local amenities, renowned schools and rail links to London. The apartments are close to the town centre, station and countryside so suit a range of purchasers from first-time buyers and young families to downsizers and investors.

The developers have designed the building and selected materials to be as **sustainable** as possible. The energy bills will be lower than average, and the sustainable features in the apartments provide a beautiful, natural environment to live in.

A DISTINCTIVE COLLECTION.

If you're looking for space and style together with convenient living in a sought-after area of Royal Tunbridge Wells, 80 St John's Road is just for you. Whichever of the twelve superbly appointed apartments you choose, each comes with a carefully designed interior, sleek finishes and a specification that's perfect for contemporary lifestyles.

The thoughtfully planned living spaces effortlessly blend today's modern comforts with style and individuality.

NATURALLY INSULATED. QUIETLY EFFICIENT. BEAUTIFULLY FINISHED.

Built from the ground up with sustainability in mind, 80 St John's Road raises the benchmark when it comes to implementing environmentally-aware construction techniques and making them an essential part of today's modern lifestyles.

CONTEMPORARY CONSTRUCTION FOR YOUR COMFORT AND WELL-BEING

For warmth in winter and to stay cool in summer all apartments have been super insulated with Earthwool insulation. Sound insulation from the outside environment and between flats is to the latest exacting standards. Double and triple glazed windows ensure outside noise is minimised, and suspended double boarded walls and ceilings and acoustic floors diminish noise created by you and your neighbours giving you flexibility to live how you want.

MODERN TECHNOLOGY TO SAVE YOU MONEY

All apartments are fitted with the latest highly efficient Worcester Bosch condensing boilers; radiators are an efficient flat panel design with the ability to control each room's temperature. All major kitchen appliances are energy rated A or higher and all light fittings are LED. Water saving taps and WC reduce your water consumption by up to 50%. The result is that all your utility bills will be very low, saving you money while benefitting the environment.

SUSTAINABLY SOURCED TO GIVE YOU A NATURAL ENVIRONMENT TO LIVE IN

All apartments have natural oak floors from a Forestry Stewardship Council sustainable source, complete with a long lasting waterborne environmentally sound finish. The bedroom carpets are 100% wool giving a high quality soft feel underfoot from a sustainable resource. Kitchen cabinets are a combination of FSC wood and recycled timber; skirting and trims are real wood not a composite. All paints used are water-based low odour. This means the apartment interiors are a natural environment to live in and will not suffer from the noxious fumes common with traditional solvent-based products.

To further benefit the residents of 80 St John's Road, there is a large cycle storage bay inside the building, and a further cycle rack outside. There is also the latest electric car charging point available for residents.



THOUGHTFULLY SOURCED SPECIFICATIONS.

GENERAL SPECIFICATIONS

- Wide oak engineered floorboards in living room and hall.
- Wool carpets with thick Soft Step underlay to bedrooms.
- Free broadband for 1 year installed and ready the day you move in.
- Free Sky TV for 1 year (pay line rental only).
- TV and phone points in living room and master bedroom.
- Solid timber doors with stainless steel handles and locks.
- Triple glazed aluminium windows to front, double glazed aluminium windows to side and rear.
- Double glazed skylights to all top floor apartments and communal halls.
- Gardens, terraces or patios to 7 flats.
- Allocated parking spaces to 9 flats including all 2 beds.
- 2 secure bike stores.
- Electronic door entry system.

GREEN SPECIFICATIONS

- Earthwool insulation is rated BRE A+.
- Highly efficient Worcester Bosch boilers and flat panel radiators throughout.
- Triple and double glazed windows.
- All timber including floors FSC certified.
- All paints and floor varnish are water based (no VOC or very low VOC).
- Carpets are 100% wool in bedrooms, combination of recycled PET and wool in communal hallways.
- Lighting is low energy LED throughout.
- Major kitchen appliances are 'A' rated for energy use or above.
- Green Energy electricity provider.
- Electric vehicle charging space available to all flats.
- Water saving taps and showers, and dual flush WC.
- Recycled glass kitchen worktops.
- Solar system for communal lighting and electric car charging.
- Natural Live Sedum Roofs at rear.

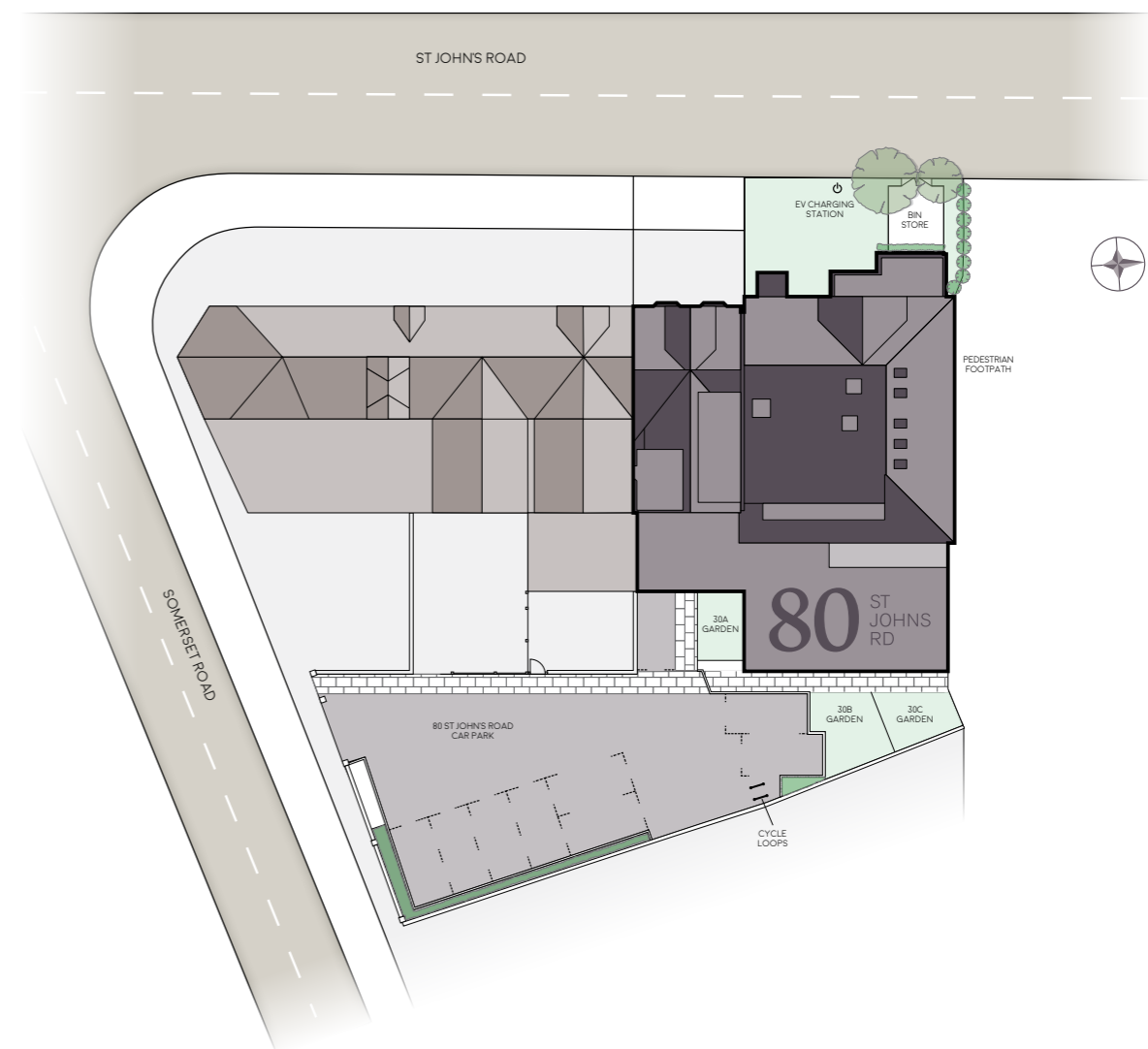
KITCHEN SPECIFICATIONS

- High gloss units with integrated handles (70% recycled, 30% from FSC sources).
- Stainless steel SMEG 4 ring gas hob and extractor.
- Stainless steel SMEG electric oven.
- Fully integrated tall fridge/freezer, washer/dryer and dishwasher, all 'A' rated or above for energy use.
- Undermounted stainless steel sink with Grohe water saving mixer tap.
- Solid 30mm recycled GlassEco worktops with drainage grooves.
- LED undercounter lights.

BATHROOM

- Polished marble wall tiles.
- Grohe taps and showers with water saving EcoJoy heads.
- Showers and baths all with rain head and hand held attachments.
- Illuminated bathroom mirror, hands-free switch and demisting feature.
- Chrome heated towel rail.
- Storage drawer underneath wall-mounted basin.
- Quiet extractor fan.

AN AERIAL VIEW OF THE COLLECTION.



ROYAL TUNBRIDGE WELLS CENTRE (1 MILE).

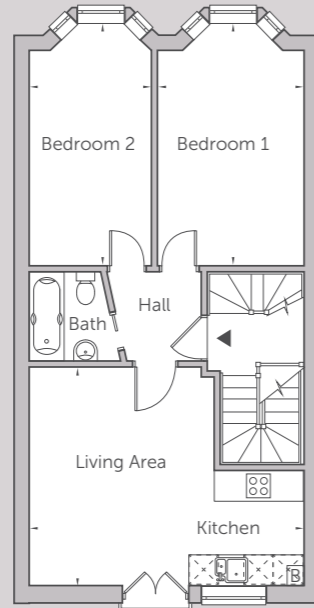


Flat 1, 78 St John's Road

2 Bedroom Apartment (58 sq m 624 sq ft)

- First floor flat with Juliet balcony and fantastic views.
- Allocated parking space.
- Feature bay windows to each bedroom.

Kitchen/Living Area	5.86m x 4.57m	19'3" x 15'0"
Bedroom 1	4.50m x 3.09m	14'9" x 10'2"
Bedroom 2	4.53m x 2.62m	14'10" x 8'7"



First Floor



First Floor

Flat 1, 80 St John's Road

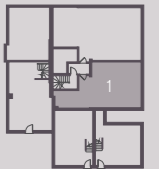
1 Bedroom Apartment (55.7 sq m 600 sq ft)

- Open-plan kitchen/living/dining area with French doors onto private patio.
- Laundry cupboard located in hall.
- Contemporary fully-fitted bathroom.
- Double bedroom with fitted wardrobe.

Kitchen/Living Area	6.77m x 2.87m	22'3" x 9'5"
Bedroom	6.65m x 3.06m	21'10" x 10'1"
Private Patio	5.46 sq m	58.77 sq ft



Lower Ground Floor



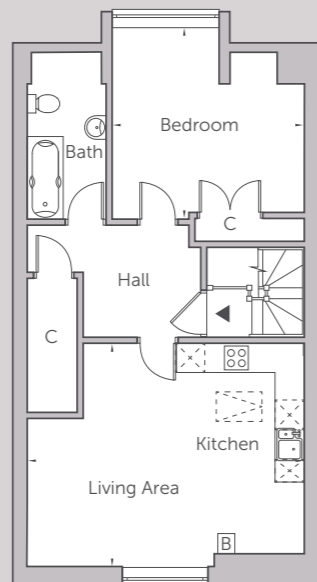
Lower Ground Floor

Flat 2, 78 St John's Road

1 Bedroom Apartment (58 sq m 624 sq ft)*

- Large one bedroom loft style flat with generous storage.
- Good-size kitchen/living/dining area.
- Well-planned bathroom with contemporary sanitaryware.

Kitchen/Living Area	5.86m x 4.68m	19'3" x 15'3"
Bedroom	4.05m x 2.69m	13'4" x 8'10"



Second Floor



Second Floor

Flat 2, 80 St John's Road

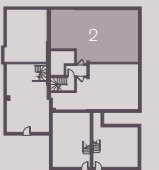
2 Bedroom Apartment (78.1 sq m 841 sq ft)

- Dual aspect open-plan kitchen/living/dining area.
- Contemporary designed and fitted kitchen.
- Double doors opening onto a private patio at the front.
- Allocated parking space.
- Fitted wardrobe to bedroom 1.

Kitchen/Living Area	8.38m x 3.47m	27'6" x 11'5"
Bedroom 1	3.53m x 3.24m	11'7" x 10'8"
Bedroom 2	5.46m x 3.23m	17'11" x 10'7"
Private Patio	10.32 sq m	111.08 sq ft



Lower Ground Floor



Lower Ground Floor

Bath – Bathroom B – Boiler C – Cupboard [Symbol] – Position for Appliances [Symbol] – Roof Windows

*5.1 sq m is under 1.5m high. Whilst these plans have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions shown are maximum and are + or -25cm and plans shown are not to scale. Please ask to see the working drawings for exact details.

Bath – Bathroom B – Boiler C – Cupboard [Symbol] – Position for Appliances W – Wardrobe WD – Washer/Dryer

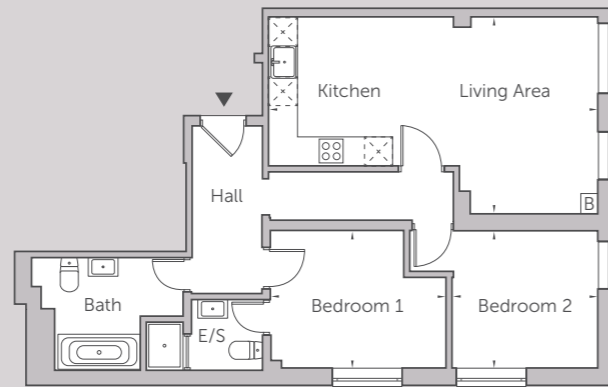
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Flat 3, 80 St John's Road

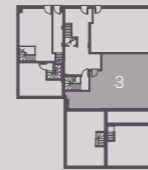
2 Bedroom Apartment (65.1 sq m 701 sq ft)

- Master bedroom with stylish en-suite shower room.
- Allocated parking space.
- Open-plan kitchen/living area.

Kitchen/Living Area	6.85m x 4.15m	22'6" x 13'7"
Bedroom 1	3.70m x 2.87m	12'2" x 9'5"
Bedroom 2	2.99m x 2.87m	9'10" x 9'5"



Ground Floor



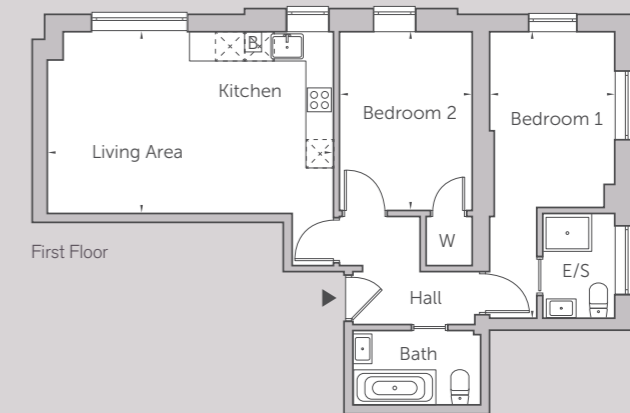
Ground Floor

Flat 5, 80 St John's Road

2 Bedroom Apartment (62.8 sq m 676 sq ft)

- Allocated parking space.
- Well-planned bathroom with contemporary sanitaryware.
- En-suite bathroom to bedroom 1.
- Fitted wardrobe to bedroom 2.

Kitchen/Living Area	6.01m x 3.80m	19'9" x 12'6"
Bedroom 1	3.69m x 2.54m	12'1" x 8'4"
Bedroom 2	3.80m x 2.79m	12'6" x 9'2"



First Floor



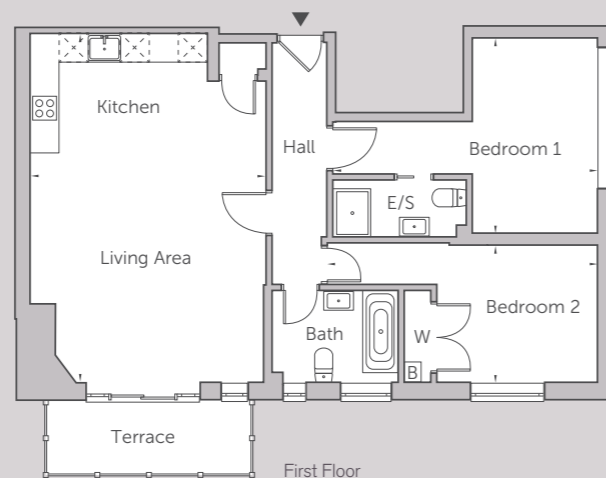
First Floor

Flat 4, 80 St John's Road

2 Bedroom Apartment (79.1 sq m 851 sq ft)

- Large, combined kitchen/living area.
- Allocated parking space.
- Outside terrace space to the rear.
- En-suite bathroom to bedroom 1.
- Fitted wardrobe to bedroom 2.

Kitchen/Living Area	7.31m x 4.92m	24'0" x 16'1"
Bedroom 1	4.10m x 2.63m	13'5" x 8'8"
Bedroom 2	4.06m x 2.90m	13'4" x 9'6"
Terrace	4.62 sq m	49.73 sq ft



First Floor



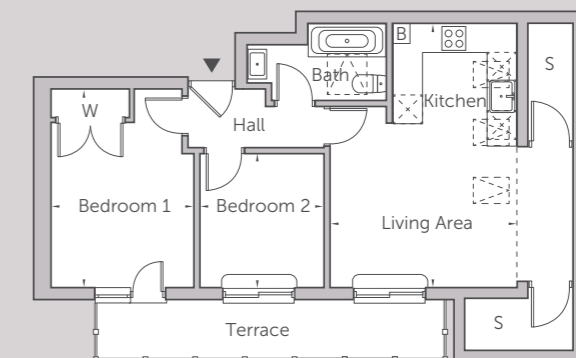
First Floor

Flat 6, 80 St John's Road

2 Bedroom Apartment (58.4 sq m 629 sq ft)*

- Top floor living space with a terrace boasting far-reaching views.
- Allocated parking space.
- Contemporary loft-style living space.
- Large storage space.

Kitchen/Living Area	5.54m x 3.96m	18'2" x 13'0"
Bedroom 1	4.11m x 3.01m	13'6" x 9'11"
Bedroom 2	2.64m x 2.61m	8'8" x 8'7"
Terrace	7.3 sq m	78.58 sq ft



Second Floor



Second Floor

B – Boiler Bath – Bathroom C – Cupboard E/S – En-suite – Position for Appliances W – Wardrobe

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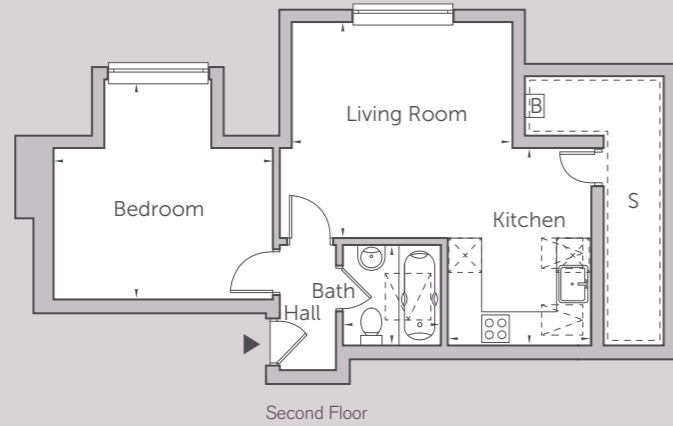
B – Boiler Bath – Bathroom C – Cupboard E/S – En-suite – Position for Appliances --- – Reduced Headroom – Roof Windows S – Storage W – Wardrobe

*11.37 sq m under 1.5m high. Whilst these plans have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions shown are maximum and are + or -25cm and plans shown are not to scale. Please ask to see the working drawings for exact details.

Flat 7, 80 St John's Road

1 Bedroom Apartment (53.9 sq m 580 sq ft)*

- Loft style apartment.
- High ceilings, 3 skylights.
- Large storage space.
- Well-proportioned, fully-fitted bathroom.



Kitchen	3.60m x 2.44m	11'0" x 8'0"
Living Room	3.97m x 3.88m	13'0" x 12'9"
Bedroom	3.99m x 3.98m	13'1" x 13'1"



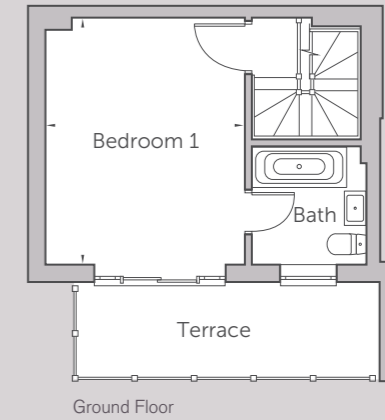
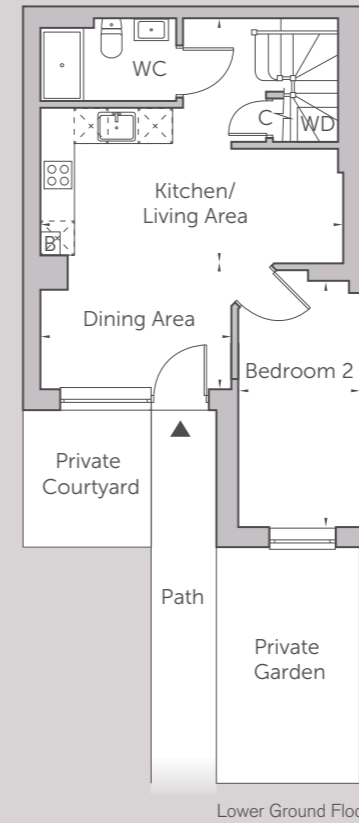
B – Boiler Bath – Bathroom – Position for Appliances – Roof Windows S – Storage --- Reduced Headroom

*10.55 sq m is under 1.5m high. Whilst these plans have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions shown are maximum and are + or -25cm and plans shown are not to scale. Please ask to see the working drawings for exact details.

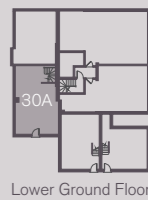
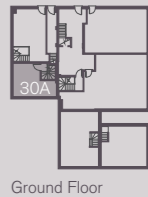
30A Somerset Road

2 Bedroom Duplex Apartment (67 sq m 721 sq ft)

- Split-level apartment perfect for couples or small families.
- Allocated parking space.
- Large outside terrace off master bedroom.
- Private courtyard garden to front.



Kitchen/Living Area/Dining Area	6.65m x 5.40m	21'10" x 17'8"
Bedroom 1	4.41m x 3.62m	14'6" x 11'10"
Bedroom 2	4.41m x 2.23m	14'6" x 7'4"
Terrace	9.72 sq m	104.62 sq ft



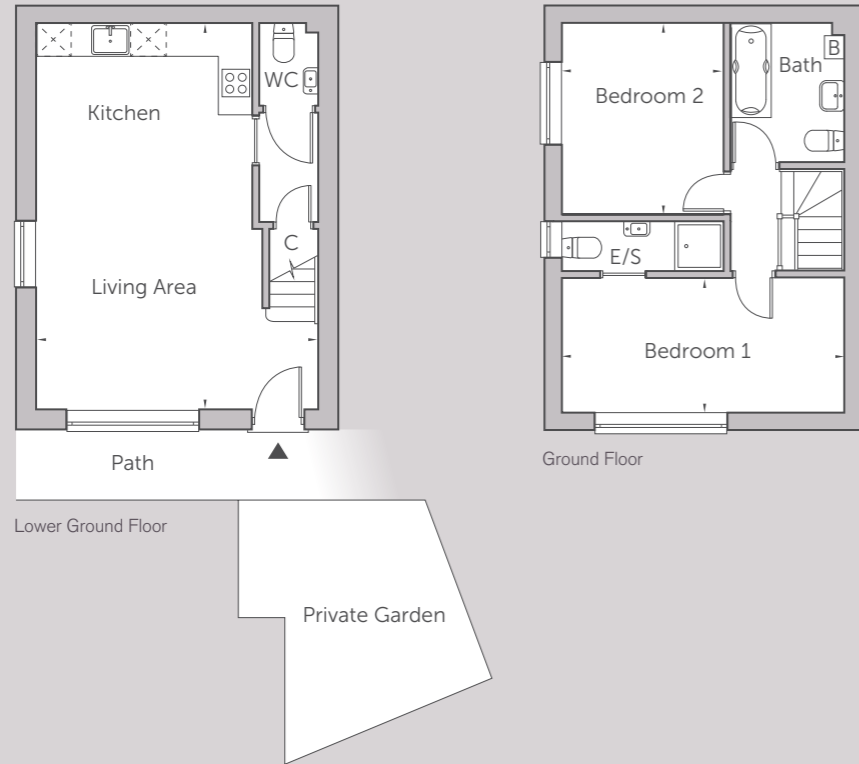
B – Boiler Bath – Bathroom C – Cupboard – Position for Appliances WC – Cloakroom WD – Washer/Dryer

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30B Somerset Road

2 Bedroom Duplex Apartment (70.8 sq m 762 sq ft)

- Split-level accommodation with en-suite master bedroom.
- Allocated parking space.
- Outside private garden area.



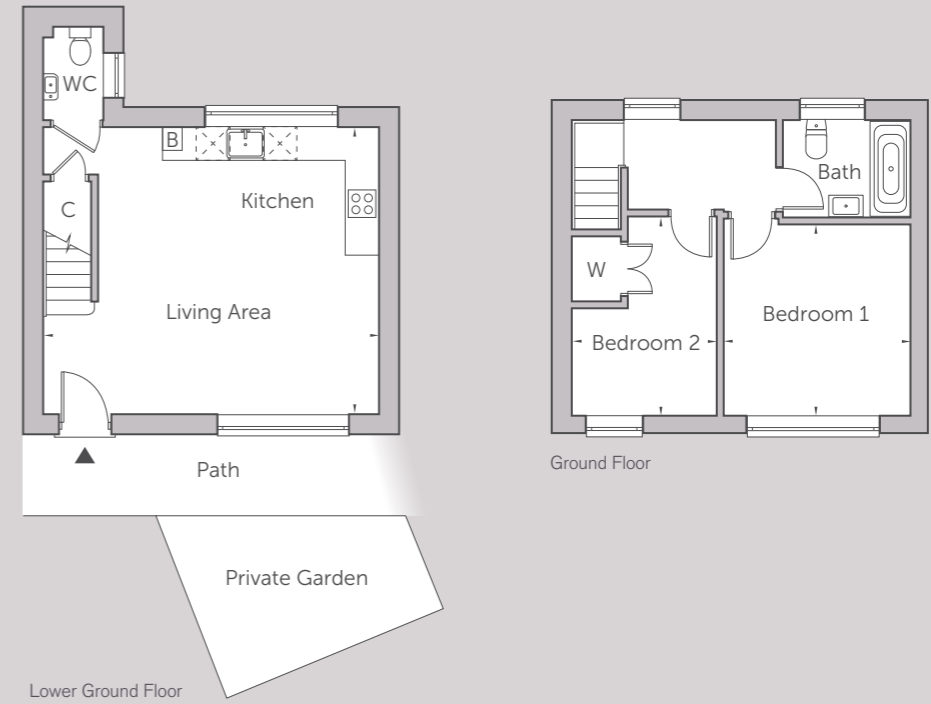
Kitchen/Living Area	7.39m x 5.05m	24'3" x 16'7"
Bedroom 1	3.93m x 2.54m	12'11" x 8'4"
Bedroom 2	5.06m x 2.56m	16'7" x 8'5"



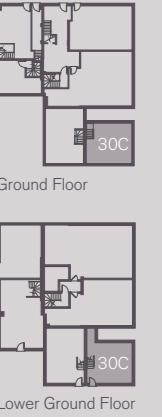
30C Somerset Road

2 Bedroom Duplex Apartment (65.6 sq m 706 sq ft)

- Split-level home with stylish open plan lower ground level.
- Allocated parking space.
- Outside private garden.



Kitchen/Living Area	6.06m x 5.40m	19'11" x 17'8"
Bedroom 1	3.51m x 3.35m	11'6" x 11'0"
Bedroom 2	3.51m x 2.61mm	11'6" x 8'7"



B – Boiler Bath – Bathroom C – Cupboard E/S – En-Suite – Position for Appliances W – Cloakroom

Whilst these plans have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions shown are maximum and are + or -25cm and plans shown are not to scale. Please ask to see the working drawings for exact details.

B – Boiler Bath – Bathroom C – Cupboard – Position for Appliances W – Wardrobe WC – Cloakroom

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LIVING AT 80 ST JOHN'S ROAD MEANS ENJOYING THE RELAXED LIFESTYLE OF ROYAL TUNBRIDGE WELLS.

You will find an exciting mix of heritage and contemporary ambience in the dining and arts scene.

The town centre is famous for its cafes and bars, with the focus at weekends and evenings on outdoor eating, food festivals and live bands. Shopping is in the large number of thriving independent stores, as well as all the superstores such as John Lewis at Home.

The Assembly Hall Theatre in the Art Deco civic buildings attracts top names, West End shows and international talent like the Russian State Ballet and Opera, while the Trinity Theatre and Arts Centre, in one of the most beautiful buildings in the region, brings theatre and dance, comedy and music, and a reputation as the leading arts venue in the south-east.

Catch a black-and-white classic or European and world cinema here – or head to the multi-screen 3D Odeon Knights Park for the latest release at a leisure complex also offering Bowlplex and favourite American-style restaurant chains.



BE BEAUTIFULLY PLACED – ALL-YEAR-ROUND.

The stunning architecture of the town, as well as its beautiful green spaces, makes the perfect backdrop for days out and outdoor performances.

You will find a wealth of annual festivals from 'Local and Live' music extravaganzas to Latin, Asian and African rhythms. Celebrate the global village at the Mela Festival and the quintessential English game at the Cricket Festival.

With popular Spring and Autumn food festivals in the Pantiles, vibrant summer blooms and a Winter Wonderland with ice-rink at Calverley Grounds, life at 80 St John's Road is full of colour whatever the season.

Nestled amongst the brand names and abundance of high street shops, Royal Tunbridge Wells also offers an eclectic mix of restaurants, eateries and wine bars – perfect for an al fresco evening dining and drinking with friends.



LOCAL AREA.

FROM MORNING COFFEE TO EVENING JAZZ –
AT 80 ST JOHN'S ROAD LIFE FEELS GOOD

Make the most of a location where you can really enjoy life at the heart of a bustling locale where everything is close to hand – and where you are just minutes from all the culture, cuisine and chic shopping in the heart of Royal Tunbridge Wells.



WHAT'S AROUND YOU LOCALLY.

There's an array of beautiful places within easy reach of St John's Road, meaning residents can enjoy the vibrant centre of Royal Tunbridge Wells and its surrounding historical towns and villages, alongside countryside walks and even the coastline. There's also a wealth of convenient amenities close by.

Tesco Express/ Sainsbury's Local	Basil Café Royal Tunbridge Wells	The Velo House Café	St John's Yard Bar and Restaurant	Royal Tunbridge Wells Sports Centre
0.1 miles 2 minutes' walk	0.2 miles 3 minutes' walk	0.4 miles 8 minutes' walk	0.1 miles 2 minutes' walk	0.4 miles 8 minutes' walk
St John's Road, Royal Tunbridge Wells, TN4 9TU/9PE	St John's Road, Royal Tunbridge Wells, TN4 9NY	St John's Road, Royal Tunbridge Wells, TN4 9PE	St John's Road, Royal Tunbridge Wells, TN4 9PE	St John's Road, Royal Tunbridge Wells, TN4 9TX
Two national supermarket chain branches with groceries and daily needs from fresh, chilled and frozen food to a selection of well-known brands, as well as fresh bread, croissants and rolls.	Neighbourhood café known for its locally sourced and delicious wholefood dishes ranging from full-flavour and wholesome home-made quiche to salads and tempting cakes and iced frappés.	Both a cycle shop and a café, selling high-end bikes and great coffee, The Velo House Café is a popular meeting place for cyclists and weekend riders.	Your local bar and restaurant. Craft beers, good wine and gourmet burgers. Perfect for an evening drink or Sunday lunch. Lovely garden open in the summer.	State-of-the-art sports complex with superb facilities from its three pools to indoor tennis courts, indoor cycling and fitness studios and 100-station gym together with over 70 sports clubs for you to choose from.

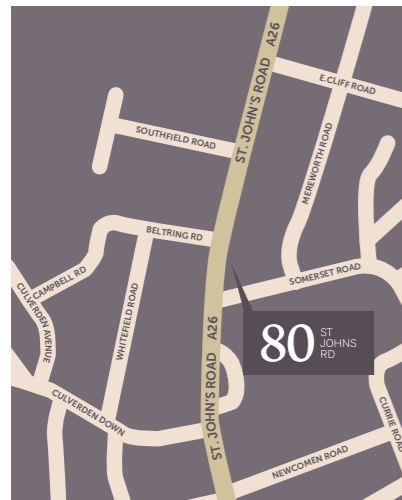
The Pantiles, Royal Tunbridge Wells	Royal Tunbridge Wells Farmers' Market	Clanricarde Health Centre	Royal Tunbridge Wells Golf Club	Dunorlan Park & Woodland Garden
1.3 miles 7 minutes' cycle/drive	1 mile 7 minutes' cycle/drive	0.4 miles 7 minutes' cycle/drive	1.4 miles 6 minutes' cycle/drive	1.5 miles 7 minutes' cycle/drive
The Pantiles, Royal Tunbridge Wells, TN2 5TN	Civic Way, Royal Tunbridge Wells, TN1 1RS	St John's Road, Royal Tunbridge Wells, TN4 9TF	Langton Road, Royal Tunbridge Wells, TN4 8XH	Pembury Road, Royal Tunbridge Wells, TN2 3QN
Set in the historical heart of Royal Tunbridge Wells, this world-famous Georgian colonnaded walkway is a place of specialist shops, art galleries, cafes and bars. Visit and soak up the atmosphere.	Twice a month Royal Tunbridge Wells Farmers' Market brings the finest fresh and organic produce from the Garden of Kent to town with specialities from scallops to artisan breads and ice-cream.	Seven GPs holding surgeries and regular clinics including ante-natal, travel vaccinations and health MOTs together with health checks and advice on a healthy lifestyle for locals in the area.	Established in 1889, the course offers stunning views where new players and established golfers can enjoy a game on the 9-hole course or make it 18 holes by playing the nine holes from different tees.	With grassy slopes, wide open spaces and spectacular water fountain. Take a boat out on the lake or stroll around taking in magnificent views to the Weald of Kent in this multi award-winning park.

TAKING A DIFFERENT APPROACH.

Algonquin is a Canadian-British collaboration that places architecture, sustainability and integrity at the heart of its values. We strive to build homes that are considerate of the environment and the way you live, using high-quality materials that are ethically and sustainably sourced. We do this to protect the world we all live in and to offer thoughtfully planned, high quality spaces that are perfect for 21st century living.



TRAVEL AND CONNECTIONS.



HOW TO FIND US

From north of Royal Tunbridge Wells and points along the M25.

Leave the M25 at Junction 5 and take the right hand lane to continue forward onto the A21.

Continue along the A21 then branch left, merging onto the A26 – signposted Southborough and Royal Tunbridge Wells.

80 St John's Road is on your left.

From Brighton, Uckfield and Crowborough.

Head north along the A26 following signs for London, Royal Tunbridge Wells, and Tonbridge.

Continue along the A26, then bear right onto Mount Ephraim.

At the next roundabout keep straight on the A26.

80 St John's Road is on your right.

POPULAR CONNECTIONS

The development boasts a fantastic position whilst benefiting from being just outside the centre of town. Plus with the train station a short distance away and superb road links, travelling to the following destinations is easy.

Rail Links

London Bridge	41mins
London Cannon Street	50mins
London Charing Cross	50mins

Road Links

Bluewater Shopping	37mins
Gatwick Airport	45mins
Brighton	70mins

Times and distances are approximate only. Train times are taken from nationalrail.co.uk using a fast service from High Brooms Station. Road distances shown are from maps.google.co.uk



ALGONQUIN
Sustainability • Architecture • Integrity

80 ST JOHNS ROAD LIMITED, 82 ST JOHN'S ROAD,
ROYAL TUNBRIDGE WELLS, KENT, TN4 9PH

TELEPHONE 01892 546678

80 ST JOHNS ROAD, TUNBRIDGE WELLS

PRICE LIST

Phase 1 – 78 St Johns Road

<u>UNIT</u>	<u>FLOOR</u>	<u>NO. OF BEDS</u>	<u>PRICE</u>
Flat 1	First	2	RESERVED
Flat 2	Second	1	RESERVED

Phase 2 – 80 St Johns Road

<u>UNIT</u>	<u>FLOOR</u>	<u>NO. OF BEDS</u>	<u>PRICE</u>
Flat 1	Lower Ground	1	RESERVED
Flat 2	Lower Ground	2	£270,000
Flat 3	Ground	2	£285,000
Flat 4	First	2	RESERVED
Flat 5	First	2	£275,000
Flat 6	Second	2	£295,000
Flat 7	Second	1	RESERVED

Phase 3 – 30 Somerset Road

<u>UNIT</u>	<u>FLOOR</u>	<u>NO. OF BEDS</u>	<u>PRICE</u>
Flat A	TBC	TBC	TBC
Flat B	TBC	TBC	TBC
Flat C	TBC	TBC	TBC

Tenure: Leasehold – 199 years
Ground Rent: £350 per annum (2 beds) £250 per annum (1 bed)
Service/Maintenance Charge: £900 - £1500 per annum

For an appointment to view call
BRACKETTS ESTATE AGENTS
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LLP Members: Jeffrey C Moys FRICS Darrell Barber MRICS Nicholas R R Butler MRICS
 Associates: Kim M Stephenson Gary Coppins MRICS Brian L Giles FNAEA James B Hincks Sarah J Mott
 Consultants: Peter Ridsdale Smith FRICS IRRV Brian R Cole MRICS Timothy P Hook FRICS Ian H Walrond FRICS

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