

**FOR SALE**



## **Broadwater Down, Tunbridge Wells**

2 Bedrooms, 1 Bathroom, Apartment





- First Floor Flat
- Period Building with Period Features
- Sitting Room
- Separate Kitchen
- Two Bedrooms
- Two Bathrooms
- Off Road Parking

**PRICE GUIDE: £235,000 TO £250,000.** An opportunity to purchase a charming two bedroom flat in the fantastic location of Broadwater Down. This delightful period conversion is within walking distance of The Pantiles and High Street and Tunbridge Wells MLS. The apartment comprises: a sitting/dining room with a lovely view down onto the fountain and well-maintained grounds, a well-appointed kitchen, a family bathroom, two bedrooms and an en-suite bathroom to the master. The property has access to well-maintained communal gardens and off road parking. There is a wealth of period features, with sash windows throughout and high ceilings. Ideal for first time buyers or buy to let investors! Similar properties renting out for: £875-£950 PCM. Leasehold. The property is to be sold with no chain. Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



**Location:** The property is located a short distance (15 minutes' walk) from the Pantiles which has many recreational and entertainment opportunities such as 'Jazz on the Pantiles' in the summer months. Tunbridge Wells MLS is also just a short walking distance, away with trains to London and the south coast in under one hour.

**Hallway** Communal front door to communal hallway. Rise of stairs to first floor. Personal front door. Doors to all rooms.

#### Sitting Room

4.37m x 3.07m (14'4 x 10'1) Window with aspect to front. Radiator.

#### Kitchen

2.84m x 1.45m (9'4 x 4'9) Window with aspect to side. Range of wooden eye level and base units with integrated dishwasher and fridge. Gas hob set into wooden worktop with electric oven beneath and extractor hood above. Stainless steel sink with mixer tap. Wall mounted Valliant boiler. Up-lighting. Splash back. Tiled flooring.



#### Bedroom One

3.81m x 3.38m (12'6 x 11'1) Window with aspect to side. Cupboard with plumbing for washing machine. Radiator.

**Ensuite Bathroom** Glass shower cubicle. Pedestal wash hand basin with fitted mirror above. Low level W/C. Heated ladder style towel rail.

#### Bedroom Two

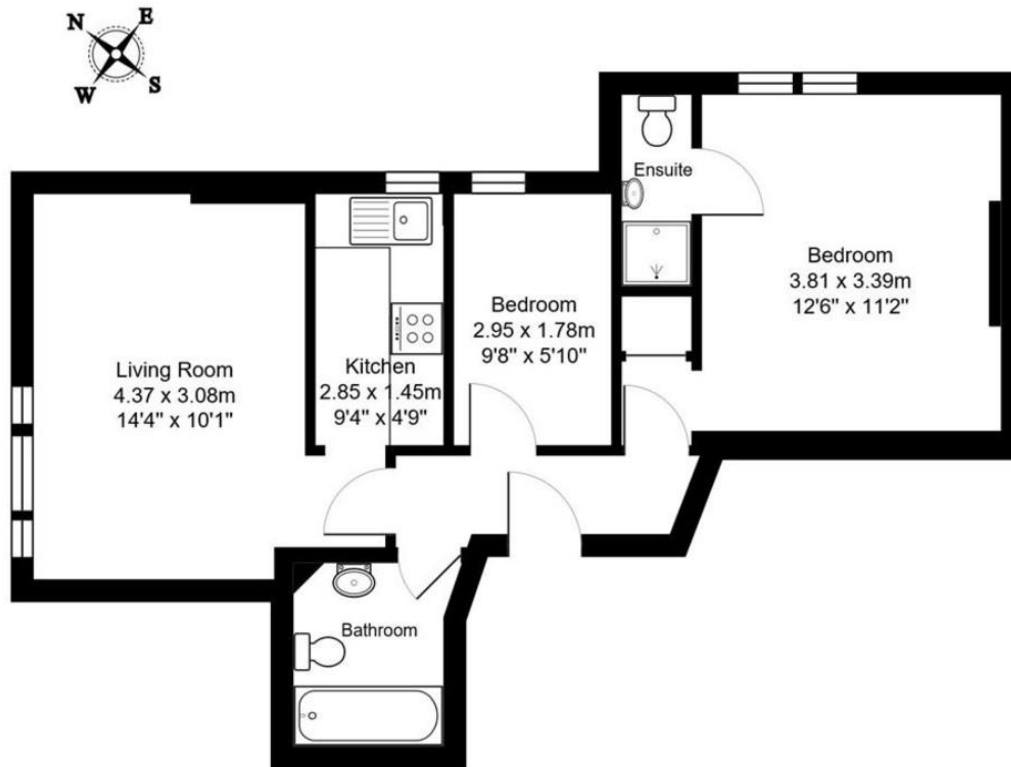
2.95m x 1.78m (9'8 x 5'10) Window with aspect to side. Radiator.

**Bathroom** White suite comprises of a panel enclosed bath, pedestal wash hand basin, low level W/C and pedestal wash hand basin. Tiled walls. Tiled flooring. Heated ladder style towel rail.

**Outside** Well-maintained communal grounds with grass and seating area. Large working fountain. Residents' parking







First Floor Flat  
Area: 49.3 m<sup>2</sup> ... 531 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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