

24 Claremont Court, Tunbridge Wells





24 Claremont Court, North Farm Road, Tunbridge Wells TN2 3XN

Smart 1-Bedroom Apartment With Private Parking

Accommodation Summary

- Top floor apartment, chain free
 - 1 double bedroom
- Spacious living/dining room
 - Kitchen
 - Modern bathroom
- Allocated parking space
- Recently refurbished
- Prime commuter location
- 0.5 mile distance to park
- No stamp duty for first time buyers



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This fantastically situated apartment is a short walk from the mainline station, Grosvenor & Hilbert Park, local shops and popular primary school.

Accessed through a communal door to the rear of the building, stairs climb upwards to the apartment's own private door.

A wide entrance hall, with two storage cupboards to keep the space clutter free, has doors opening off it at every angle.

Straight ahead is the modern bathroom with shower over the bath and wooden effect flooring which gives it a contemporary feel.

On the left is the spacious living/dining room which is flooded with light from its floor to ceiling windows. It has plenty of space for relaxing and entertaining, with room for large family sofas and a dining table and chairs too.

Across the hallway is the modern kitchen with a fitted oven with stainless steel extractor and a washing machine and a fridge/freezer. It has plenty of units, counter space and the sink sits cleverly beneath the square bay window.

Behind is the good-sized double bedroom which is bathed in light from its square bay windows.

There is allocated parking next to the property and a bike store.

This fantastic property would suit first time buyers, investors and professionals alike. A must see!





Private entrance door opening into:

Entrance hall: two integrated storage cupboards and doors opening into:

Living/Dining Room: 12`5 x 16`1 rear aspect double glazed windows, wall hung electric heater, new carpet.

Bathroom: panel enclosed bath with glass shower screen and wall mounted shower attachment, low level WC, pedestal wash hand basin, wall hung electric heater and wooden effect flooring.

Kitchen: 12`5 x 6`7 front aspect square bay double glazed window, fitted oven, 4 ring electric hob, stainless steel extractor fan, fridge/freezer, washing machine and 1 ½ stainless steel sink with mixer tap and drainer. The kitchen has plenty of worktop space, a selection of eye and base level cream units and tile effect flooring.

Bedroom: 12`10 x 9`6 front aspect square bay double glazed windows overlooking the street, wall hung electric heater and new carpet.

General:

Tenure: Leasehold

Length of lease: 140 years remaining

Service charge: £1450.20 P/A

Ground rent: £200 P/A

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,441.35)

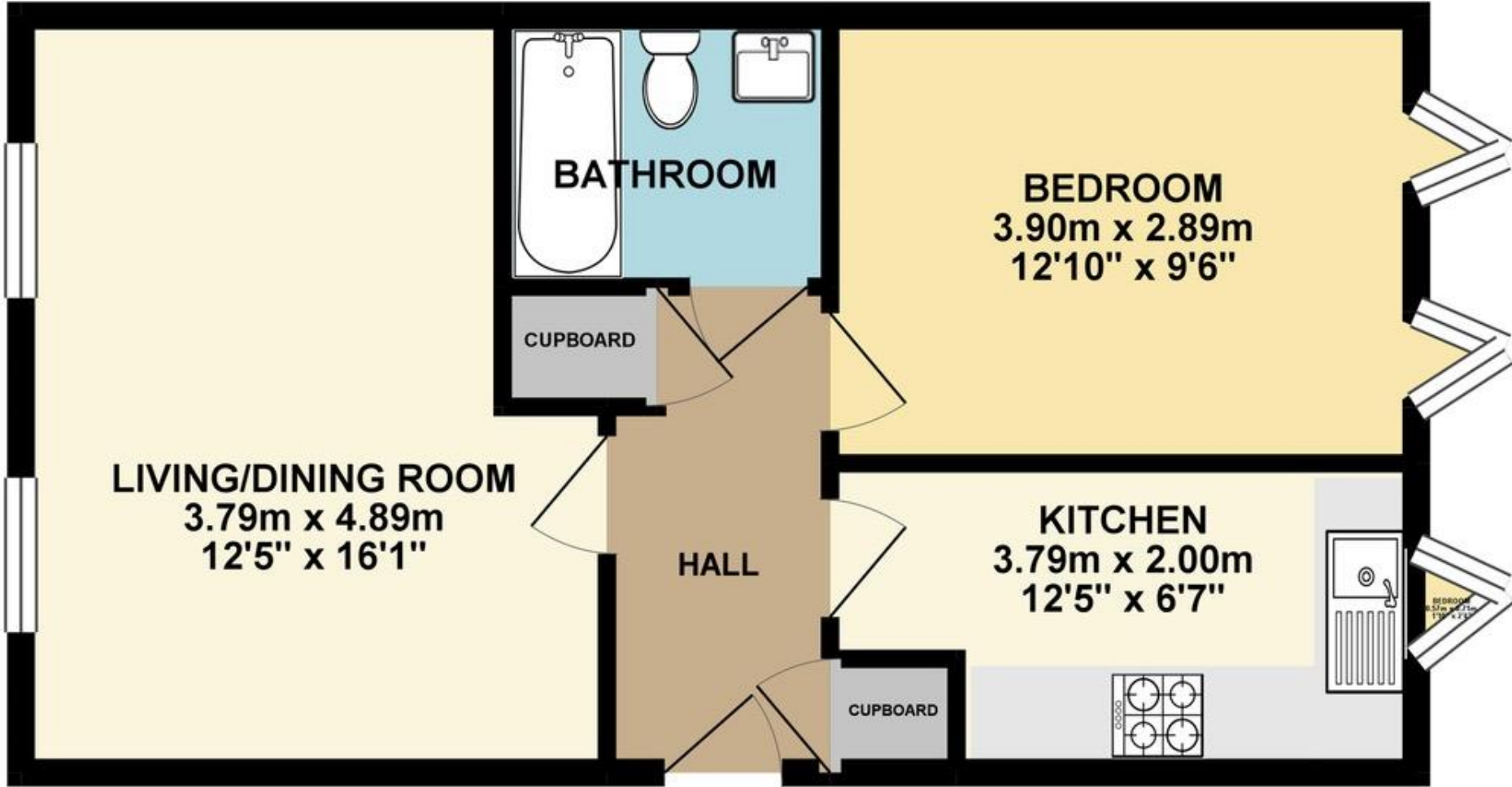
EPC: C (72)

Managing agent: HML PM Ltd

Name of freeholder: Barratt Homes Ltd



GROUND FLOOR 44.74 sq. m.
(481.58 sq. ft.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	70
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 44.74 sq. m. (481.58 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Information: TUNBRIDGE WELLS

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

Claremont Court is ideally located with local convenience stores and a bakery on its doorstep with a short walk to the town centre satisfying all your other needs with Royal Victoria Place Shopping Centre offering comprehensive shopping facilities from department stores and national chains. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Finally, Longfield Road which is just 2 miles away has several supermarkets and businesses and also a cinema and a bowling alley.

Excellent local primary schools such as St Johns Church of England Primary School sit alongside the highly regarded and sought-after girls' and boys' secondary grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Grosvenor & Hilbert Park just a few minutes walk away and Dunorlan Park, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, High Brooms and Tunbridge Wells, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. High Brooms station is a mere 1 minute walk from the property.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

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