

Flat 4, 42 Broadwater Down, Tunbridge Wells





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Elegant Spacious 3-Bedroom Apartment in Period Conversion

Accommodation Summary

- 2nd floor apartment in detached period house
 - 3 bedrooms, 1 en-suite
 - Living/dining room
 - Kitchen/breakfast room
- Modern bathroom and cloakroom
 - Private entrance
 - Pretty private garden
- Garage with off street parking
 - Share of freehold
 - Chain free



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Screened and set back from its wide tree lined road by high trees and mature hedging, this handsome Victorian detached period property stands proud in its sought after setting.

With fantastic commuter links, shops and open countryside on its doorstep, and being a short walk to the vibrant café culture of the historic Pantiles, this home is ideally located.

Sit on the second floor, the spacious apartment enjoys glorious garden views below with far reaching roof tops and trees beyond.

A neat, gravelled driveway fronts the impressive house whilst mature gardens wrap around the building making the house's setting very idyllic.

Accessed through a private entrance to the rear, a staircase winds you up to the apartment's entrance on the top floor.

The wide hallway, with doors running off it at every angle, provides storage cupboards and a guest cloakroom.

First on the left is the kitchen/breakfast room with its pretty country style cream cabinets contrasting beautifully with the warm terracotta tiled flooring. It is a bright space providing plenty of room to cook and dine.

Next door is the modern bathroom with a raised bath placed under a window, letting you star gaze as you bathe.

The master bedroom at the far end on the left, is a spacious double with a large window bringing in lots of natural light. It benefits from fitted wardrobes and an en-suite.

Opposite, there are two further bedrooms, one another large double, and both with large windows.

The living room, dappled in sunlight from its window, has plenty of room for deep sofas to curl up in in front of its fireplace which adds warmth in the colder months.

Outside the private garden has a large, decked terrace perfect for summer entertaining and a variety of colourful shrubs, plants and flowers dotted around the fenced perimeters. A covered pergola seating area with speakers and lights is a wonderful feature to take shade from the sun. There are also well-kept communal gardens and a single garage and private and visitor parking.

With generous rooms, period features and a central location this home is a perfect investment purchase and would suit first time buyers, investors and professionals alike. A must see!



Private Entrance Door, which opens into:

Reception Hall with stairs to the first and second floor leading to the apartment's front door which opens into:

Entrance Hallway: with storage cupboards and doors opening into:

Cloakroom: side aspect window, low level WC, wall hung wash hand basin with mixer tap and radiator.

Kitchen/Breakfast Room: 10'9 x 14'6 front aspect windows, sink with mixer tap over and drainer, space for range oven, stainless steel splashback and extractor, space and plumbing for dishwasher and washing machine and space for fridge/freezer. The kitchen has plenty of work top space, tiled flooring and a selection of eye and base level country style units with open wooden shelving and wine rack, space for table and chairs and radiator.

Bathroom: front aspect opaque window, step up bath with mixer tap and handheld shower attachment, vanity unit with wash hand basin over and cupboards under, low level WC, part tiled walls and heated towel rail.

Bedroom 1: 15'7 x 20'7 front aspect window, double fitted wardrobes, radiator and door opening into:

En-suite: vanity unit with countertop, wash hand basin and cupboard under, shower cubicle with wall mounted shower, low level WC, part tiled walls, tiled flooring and heated towel rail.

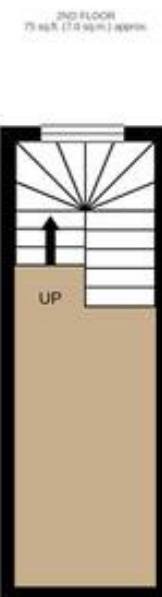
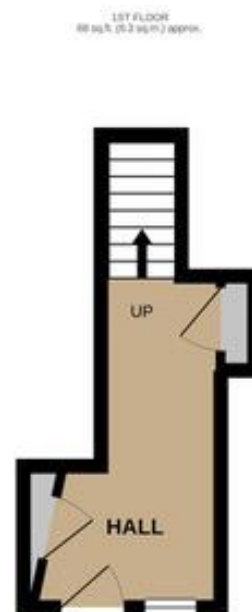
Bedroom 2: 16 x 15'6 rear aspect window, fitted cupboard, period fireplace with painted mantle and tiled hearth and radiator.

Bedroom 3: 8'4 x 12'1 rear aspect Velux window and radiator.

Living/Dining Room: 16'6 x 17'1 rear aspect window, marble fireplace mantle, surround and hearth with integrated gas effect fire and radiator in decorative cover.

Outside: to the side of the property is the apartment's parking space, visitor parking spaces and single garage with an up and over door. All perimeters are made up of mature trees, shrubs and hedging with a lawned communal garden area and smart gravelled off-street driveway. The apartment is accessed through a gate at the side into its private garden. Its private garden has a large, decked terrace and a variety of colourful shrubs, plants and flowers dotted around the fenced perimeters. There is a covered pergola seating area with speakers and lights.





TOTAL FLOOR AREA : 1583sq.ft. (147.1 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



General:

Tenure: Share of Freehold

Length of lease: 977 years remaining

Local authority: Tunbridge Wells Borough Council

Service Charge: £195.00 PCM

Managing Agent: Burkinshaw Block Management

Council tax: Band D (£1,876.00)

EPC: E (48)

AREA INFORMATION: Tunbridge Wells, Kent

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. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' 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 Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, 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.



