

19 Lakewood Drive

Greggs Wood Road • Tunbridge Wells • Kent • TN2 3FH





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Kings Estates are pleased to offer this contemporary two double bedroom first floor apartment with parking, balcony and no onward chain.

- Modern First Floor Flat
- Two Double Bedrooms
- Spacious Sitting Room
 - Balcony
- Stylish Kitchen With Integrated Appliances
 - Bathroom With Shower Over Bath
 - Gas Central Heating
 - Double Glazing
- Allocated Parking For One Car
 - No Onward Chain

EPC Rating: B



Tel: 01892 533367

5 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1NT

E: tunbridgewells@kings-estates.co.uk

www.kings-estates.co.uk



Kings Estates are pleased to present this contemporary two double bedroom first floor flat with parking, balcony and no onward chain.

The accommodation comprises a spacious living room with balcony, separate stylish fitted kitchen with integrated appliances, two double bedrooms and a modern bathroom. There is one allocated off road parking space.

LOCATION

The Lakewood development is well appointed for access to the A21, providing ideal access northwards to the M25 at Junction 5 as well as the M26 in just over 20 minutes. Southbound, Hastings can be reached in under 50 minutes. The A26, A264 and A267 can all be joined from the town.

Gatwick Airport by road takes under 45 minutes. Heathrow Airport is approximately an hour and ten minutes away.

High Brooms Station is just over a mile from Lakewood, offering frequent, direct services to London Bridge (44 mins), Waterloo East (44 mins), Charing Cross (48 mins) and Cannon Street (50 mins). Travel time to Hastings is 45 minutes.

ACCOMMODATION

FIRST FLOOR

SITTING ROOM 17' 02" x 10' 08" (5.23m x 3.25m)

KITCHEN 10' 02" x 07' 04" (3.1m x 2.24m)

BEDROOM 1 16' 04" x 11' 01" (4.98m x 3.38m)

BEDROOM 2 14' 09" x 09' 11" (4.5m x 3.02m)

BATHROOM 10' 02" x 07' 04" (3.1m x 2.24m)

PARKING One allocated parking space.

OUTSIDE Landscaped communal grounds.



OTHER INFORMATION

COUNCIL TAX BAND - D -(Tunbridge Wells Borough Council)

TENURE - Leasehold

LENGTH OF LEASE - 125 years from 01/06/2015

ANNUAL GROUND RENT - £200pa

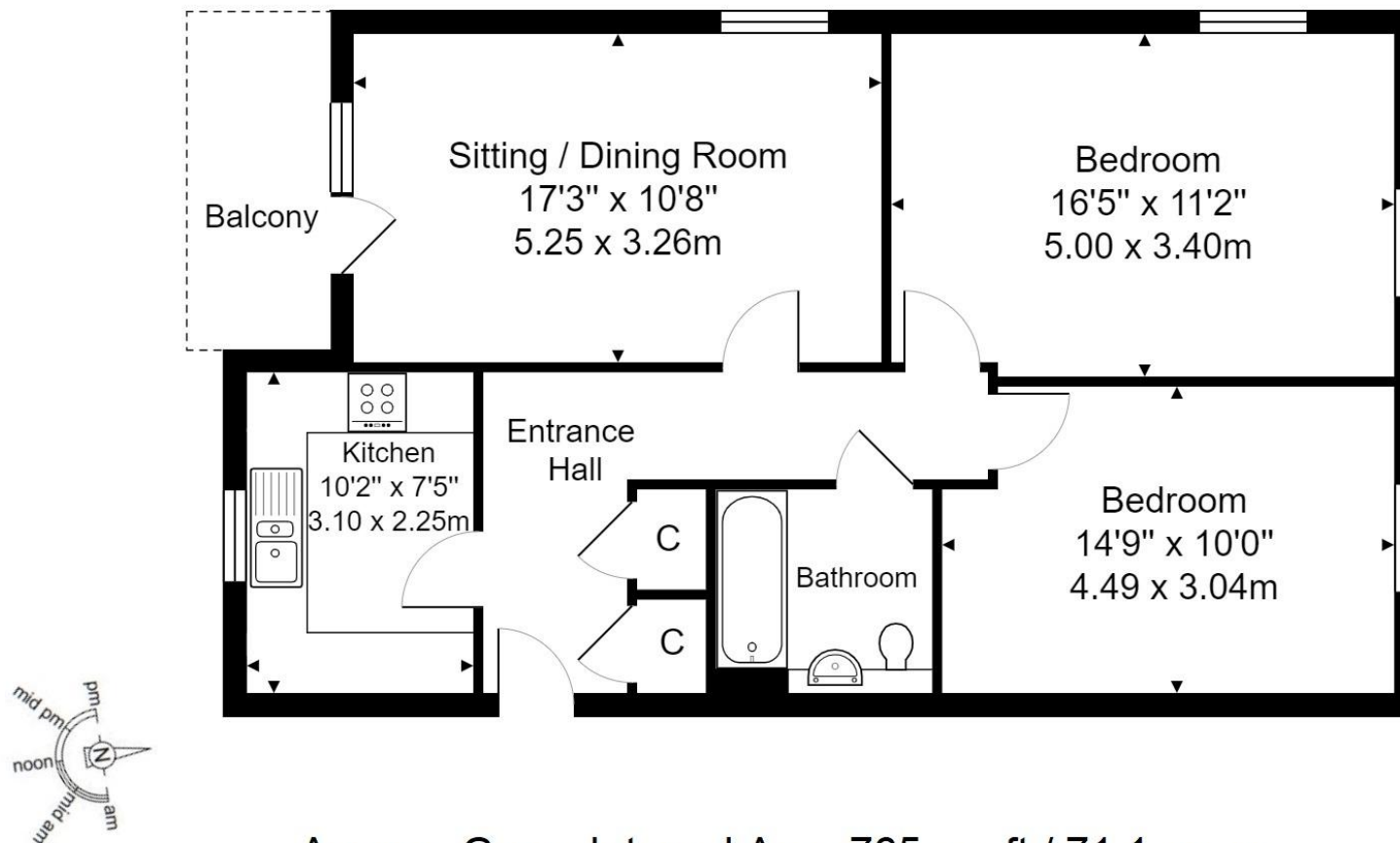
GROUND RENT REVIEW PERIOD - Every 25 years

ANNUAL SERVICE CHARGE AMOUNT - £1,445.40pa

SERVICE CHARGE REVIEW PERIOD - Annual

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.





Approx. Gross Internal Area 765 sq. ft / 71.1 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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