

8 St Pauls Court  
St. Pauls Street, Tunbridge  
Wells, TN4 8QY

**burnett's**  
Individual Property : Individual Service



This well presented light and airy first floor flat, for the over 60s, is located on the exceptional St Paul's Court complex offering one double bedroom, bathroom, kitchen and sitting room and all within easy walking distance to village amenities and transport services.

**Asking Price £175,000 Leasehold**

**Mayfield Office**

3 Church View House, High Street,  
Mayfield, TN20 6AB  
01435 874450  
mayfield@burnetts-ea.com

**Wadhurst Office**

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# 8 St Pauls Court

St. Pauls Street, Tunbridge Wells, TN4 8QY

Asking Price: £175,000 Leasehold

Positioned in the heart of the sought after village of Rusthall, this well presented first floor flat sits within the desired St Pauls Court complex.

The property is set back from the main High Street with just a short walk to village amenities and recreational facilities.

The accommodation is bright and spacious throughout and comprises, entrance hall with two useful storage cupboards, sitting room, kitchen, double bedroom and a bathroom.

The light and roomy sitting room includes wood mantle and surround on a tiled hearth, large window to front aspect, fitted carpet and door leading through to kitchen.

The kitchen includes an array of wall and base cupboards, worktops, part tiled walls, sink and drainer with mixer tap over, oven and grill with ceramic hob and extractor hood atop, space for upright fridge freezer and slimline dishwasher, tiled flooring and window to front overlooking the pretty front gardens.

The bright double bedroom is a good size with built in mirrored wardrobes, fitted carpet and window to rear.

The modern bathroom comprises a shower cubicle, WC, vanity unit with hand wash basin atop, tiled flooring, wall mirror, towel radiator and obscure window to rear.

St Paul's Court complex is highly regarded due to its exceptional community feel, well maintained gardens and convenient location.

Onsite there is a useful communal laundry room with washing machines and a tumble dryer, plus a warden's office. Allocated parking spaces are available for rent.

The village of Rusthall boasts a good range of local stores with day-to-day amenities and is within approximately two miles from Royal Tunbridge Wells with its Regency style paved Pantiles area, theatres and various other leisure facilities. Royal Tunbridge Wells offers a mainline station with direct trains to London and the Coast.

Access to the A21 leads to the M25 motorway network and the south coast. Gatwick Airport is within approximately 25 miles.

The area is also well served for a range of activities including golf clubs, cycling, horse riding, tennis and cricket clubs.

## Material Information:

Council Tax Band A (rates are not expected to rise upon completion).

Mains electricity, water and sewerage.

The title has easements, we suggest you seek legal advice on the title.

We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that ultrafast broadband is available at the property. There is mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.

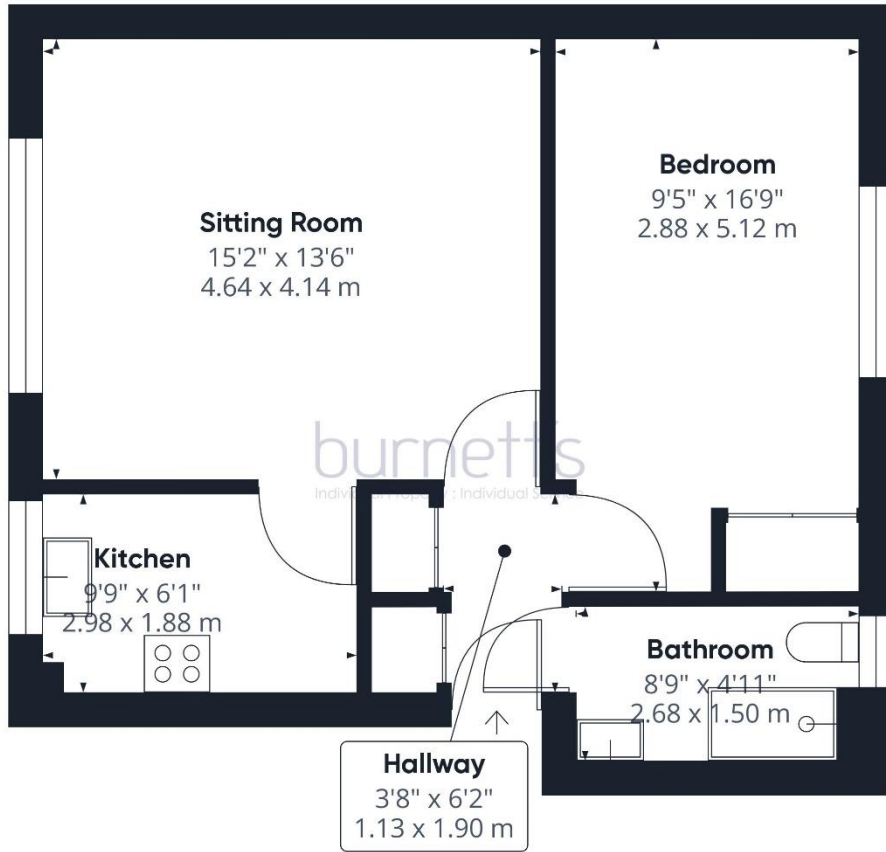
## Leasehold information:

120 years from 26/03/2009  
106 years remaining.

Current ground rent and any review period:  
£15.00 pcm. No review date specified.

Current service charge and any review period:  
£1,752.96 pa. Review date 03/05/2024.

# FLOORPLAN



Approximate total area<sup>(1)</sup>  
506.07 ft<sup>2</sup>  
47.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy performance certificate (EPC)		
8 St. Pauls Court St. Pauls Street TUNBRIDGE WELLS TN4 8QY	Energy rating <b>D</b>	Valid until: <b>7 March 2032</b>
		Certificate number: <b>6400-0186-0922-2106-3723</b>
Property type	Top-floor flat	
Total floor area	49 square metres	

