

6 Broadwater House
46 Broadwater Down,
Tunbridge Wells, TN2 5PE

burnett's
Individual Property : Individual Service



A beautifully presented and spacious, first floor apartment in this modernised and remodelled Period apartment block, offering two double bedrooms, en-suite and bathroom, open plan kitchen/dining/sitting room and a private balcony, car parking space and basement storeroom.

EPC Rating: C.

Price Guide: £550,000 Leasehold with share of Freehold



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The property forms one of 14 apartments within this beautiful building, enjoying Victorian Period origins, but has been comprehensively extended, modernised and refurbished over the last few years.

The developers have retained the character features and added wall panelling, high ceilings, intricate ceiling roses and coving, are wonderfully complemented by new electrics, heating with under floor heating, double glazed sash windows, engineered herringbone wood floors, contemporary, stylish bath and shower rooms and a modern kitchen. Further benefits include lift access, basement storage room, a video entryphone system, an allocated parking space, private balcony and a pretty communal garden.

The communal entrance hall enjoys attractive lighting, tiled flooring and panelled walls. The private access is on the first floor, to an attractive panelled entrance hall, which in turn provides access to all rooms, as well as a storage cupboard and utility cupboard.

A door leads into the dual aspect and spacious, open plan kitchen/breakfast/living room, arranged as two areas, with the kitchen area comprising modern blue coloured units with quartz worktops and integrated appliances to include a boiler, sink, cooker and hob, fridge and freezer. The dining and sitting room area have direct access to the balcony, and there is a fitted TV and shelving unit to one wall.

The balcony is south facing and forms a private, open space from which one enjoys a partial view beyond the communal gardens.

The main bedroom enjoys built-in wardrobes and shelving with in-built LED lighting, and an en suite shower room complete with black framed shower screen, herringbone tiled walls, tiled floor and brushed brass fixtures.

The second double bedroom features a similar built-in wardrobe and shelving unit with LED lighting.

The bathroom forms a striking room, with deep green tiles, bath with shower over, WC and basin, black accents and brushed brass taps and fixtures.

Broadwater House is approached over a sweeping gravel driveway and further benefits from an allocated parking space and charging stations for electric cars. The communal garden is an excellent size and features a large level lawn with a wrap-

around terrace for outdoor seating flanked with a variety of shrubs and flowerbeds surrounded by mature trees and high hedges.

Directly opposite the property is access to the walks around Hargate Forest, some 150 acres of mixed woodland and wildlife trails owned by the Woodland Trust.

Broadwater Down is a highly regarded and popular tree-lined road within Tunbridge Wells. The High Street and historic Pantiles areas are just over a mile away, providing a comprehensive range of independent bars, restaurants and shops. The town centre, including the Royal Victoria Place Shopping Centre, Trinity Theatre, Town Hall and Library are approximately 2 miles away.

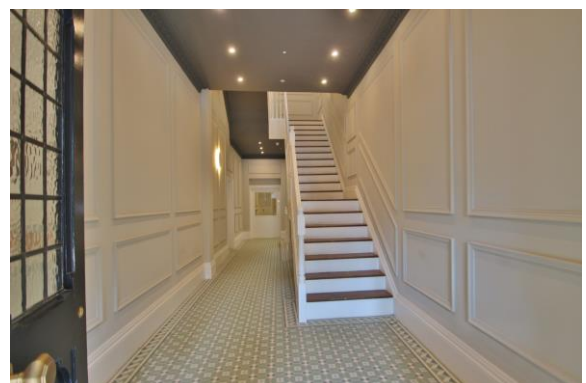
The town also offers a range of recreational amenities including a sports and leisure centre, a cinema complex, theatres, nearby golf courses and the popular communal park of Calverley Grounds, The Common and Wellington Rocks. There are churches of various denominations within the town and several schools, both private and state funded, for all ages including nurseries.

The main line station provides access to London and Hastings in less than an hour, and the A21, A267 and A26 provide good road access. The Channel Tunnel is approximately an hours drive, and Gatwick is approximately 40 minutes drive.

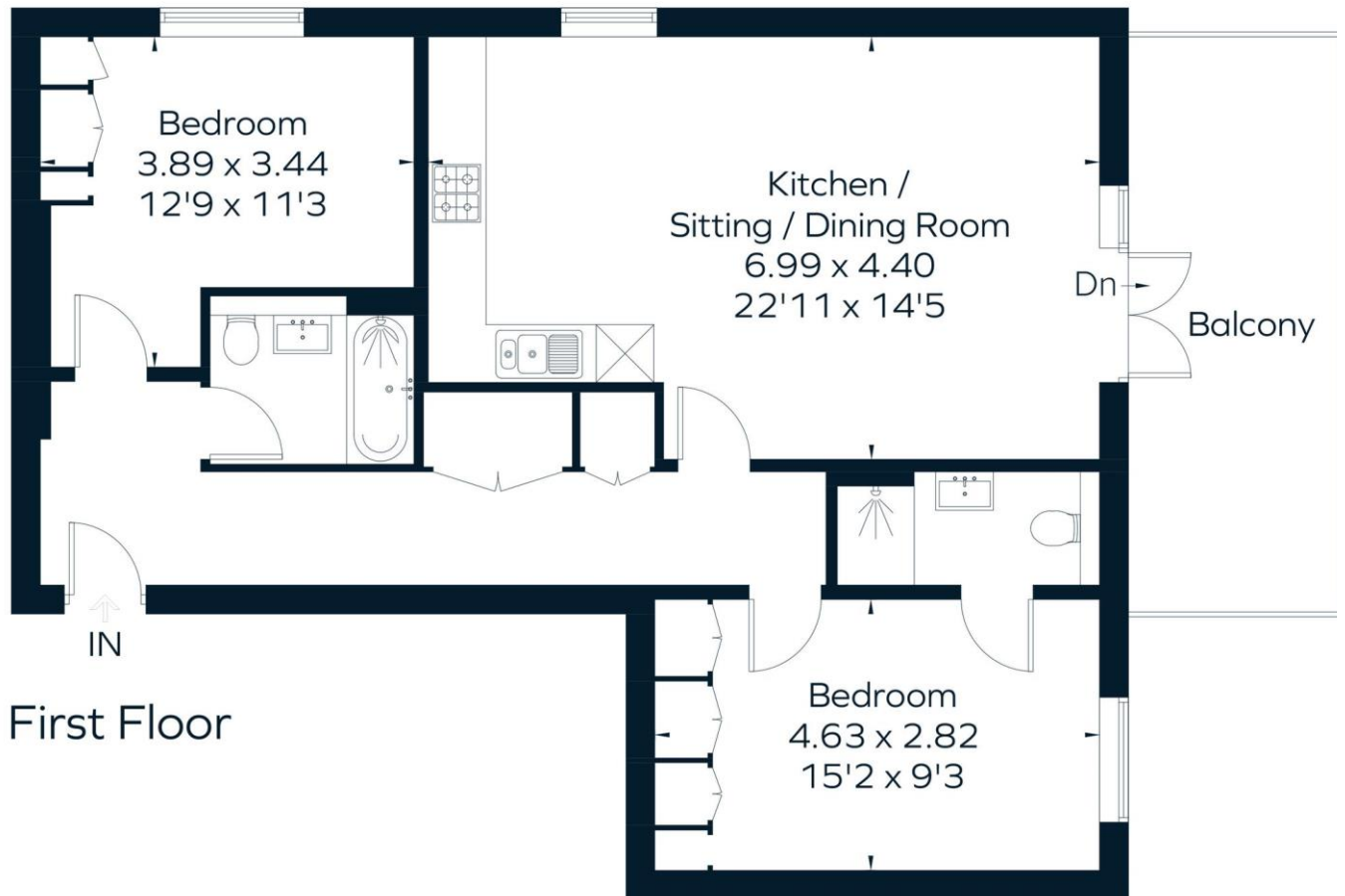
Additional Information: Tunbridge Wells Borough Council. Council Tax Band C

Services: Mains water, electricity and drainage

Lease Information: We are informed that there is a 999 year lease from 10th October 2022. There is a share of the freehold. Service charges are £2,200 per annum.



Approximate Area = 78.1 sq m / 841 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 321112

Energy performance certificate (EPC)			
6 Broadwater House 46 Broadwater Down TUNBRIDGE WELLS TN2 5PE	Energy rating C	Valid until: 1 August 2032	Certificate number: 0622-0081-3318-9952-8210

Property type	Mid-floor flat
Total floor area	74 square metres



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