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18 Victoria House, Court Royal, Eridge Road, Tunbridge Wells TN4 8HT  
Guide Price £190,000 Share of Freehold

When experience counts...

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**bracketts**

A superb top floor apartment for the over 55s. Located on the top floor and enjoying a pleasant outlook over the central courtyard and circular fountain is this neutrally presented two reception room apartment with stylish kitchen, open plan to the reception room and dining room. There is electric heating and a modern bathroom. The building is serviced with a lift and security entry system. There are attractive communal gardens and allocated parking.

- Lift or Stairs to the 2<sup>nd</sup> Floor
- 2 Reception Rooms
- Large Windows
- Pleasant Outlook
- Fitted Kitchen
- New Carpets
- Allocated Parking
- Concierge
- Double Glazing
- No Onward Chain





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

Council Tax Band: D

**Leasehold:** 125 year lease commenced in 2001.

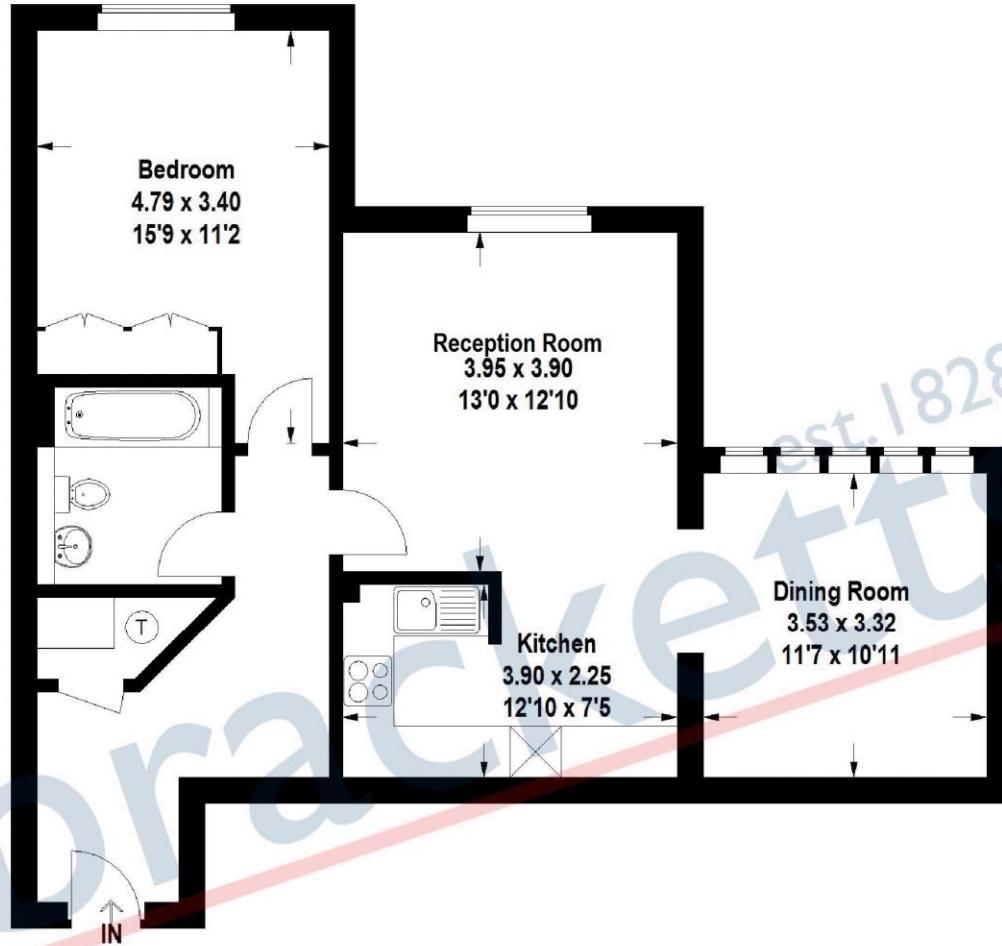
Maintenance charge of £4213.44 per annum (paid half yearly).

Ground rent £952.42 per annum (paid half yearly).

Maintenance includes cleaning of the communal areas, tending of the gardens and buildings insurance.



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Approx Internal Floor Area 760 sq ft (70.6 sq m)

### 18 Victoria House, Court Royal, Tunbridge Wells



Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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When experience counts...

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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