



1 Tranquil View, 3 High Street, Pembury, Tunbridge Wells, Kent TN2 4PH

Price Range: £350,000 - £375,000 Share of Freehold

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Located immediately opposite the village green in the popular village of Pembury is this newly built, prestigious double fronted building with nine apartments. Apartment 1 Tranquil View boasts a particularly spacious reception room, open plan to kitchen enjoying views to the front towards Pembury village green. There is direct access from the kitchen to the L-shaped outside space.

✧ Well lit allocated undercroft parking with a back door into this apartment building ✧ secure entry code system into the apartments ✧ 10 years structural warranty ✧ share of the Freehold ✧ super fast FTTP broadband ✧ Satellite/aerial TV connections ✧ fully sound and fire proofed ✧ Neff fitted appliances throughout ✧ boiler cupboard with combination boilers, together with space and plumbing for washing machine/dryer within the cupboard ✧ residents' internal bin store ✧ bike store ✧ Video entry system ✧ both ground floor apartments have outside space ✧ pets are allowed ✧ particular attention has been given to the internal finish with LVT flooring in the reception areas & quality carpet in the bedrooms ✧ flush oak internal doors which mirror the wood-effect LVT flooring ✧ en suite and main bathrooms have flush lit mirrors, stylish tiling, push button shower to the en suite, together with a hand-held shower attachment ✧ graphite grey column radiators.

- Central Pembury Location
- Immediately Opposite the Village Green
- 10 Year Structural Warranty
- 2 Double Bedrooms
- Bathroom
- Stylish Contemporary Open Plan Reception Room / Kitchen
- Neff Appliances Throughout
- Own Outside Space with Direct Access
- Integral Bin / Bike Store
- Video Entry Phone





LOCATION:

Set approximately 2.5 miles north-east of Tunbridge Wells, Pembury is a large village with a population in excess of 6,000 people and a picturesque village green to its centre. Amenities include day-to-day shopping facilities with independent retailers amongst which are hairdressers, chemist, take-aways and eateries and on the fringe of the village is the Tesco supermarket. From here, there is access to the A21 - south to the coast and north to London which also connects to the M25.

In the village there are three places of worship and three public houses, a doctors' surgery and recreational space and cricket ground.

As previously mentioned, Tunbridge Wells is about 2.5 miles away and here there are more comprehensive shopping, cultural amenities, secondary schools, alongside the individual retailers and café culture of the High Street and Pantiles.

Paddock Wood (approx. 4.7 miles) has further educational options and a mainline railway station that affords access into London Bridge and Charing Cross in 46 minutes.

Additional Information:

Council Tax Band:

Leasehold Information:

The property is Leasehold with a Share of the Freehold

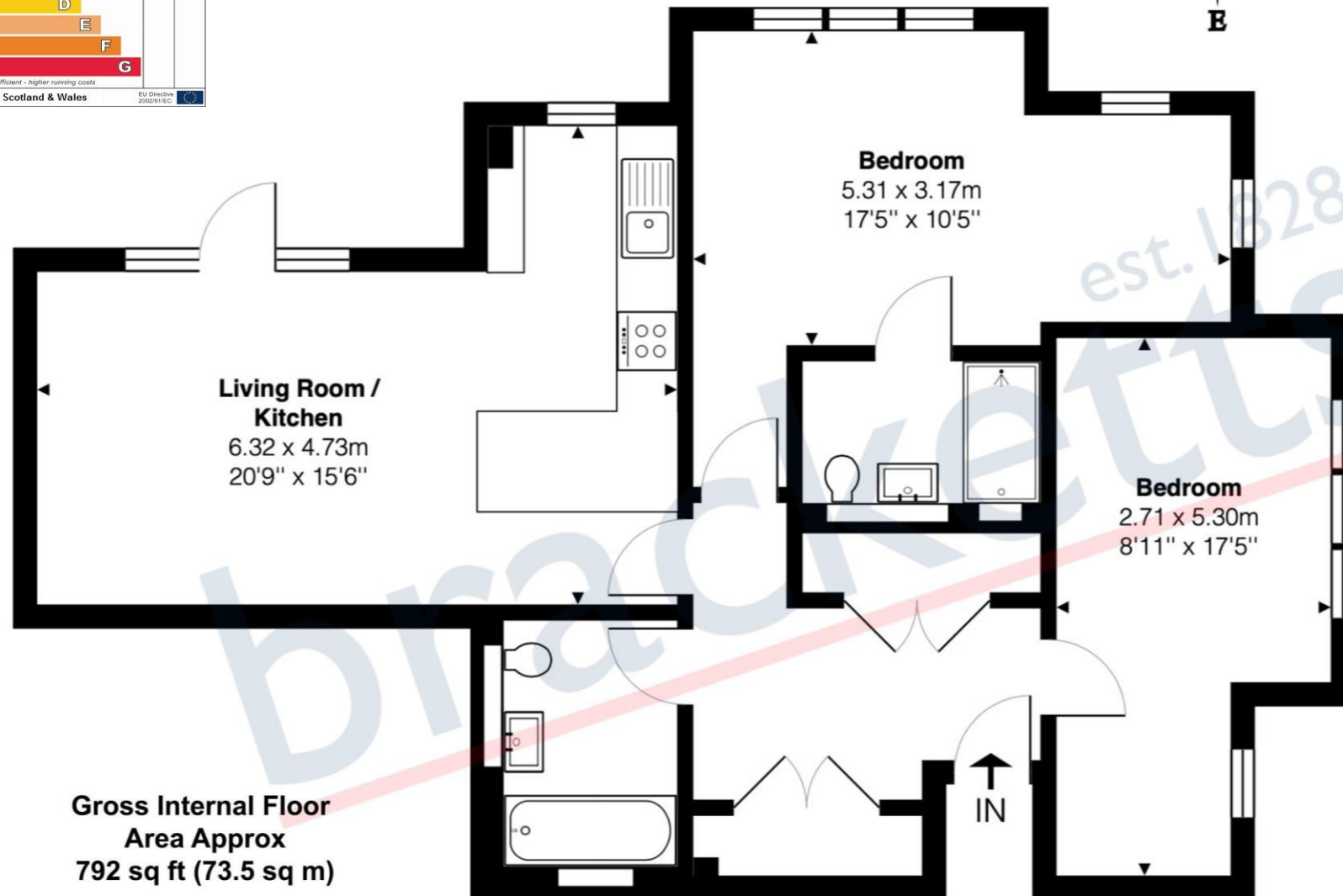
Lease Term: 999 years from 01/01/2020

Service Charge: c.£300 per annum plus Buildings Insurance



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	82	85
	EU Directive 2002/91/EC	



**Gross Internal Floor
Area Approx
792 sq ft (73.5 sq m)**