

# DOORKNOBS

Your Best Move Yet

Apartment 4, Jackwood Court Jackwood Way, Tunbridge Wells, TN1 2GE

£210,000





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**£210,000**

Doorknobs are delighted to present this two-bedroom, two-bathroom ground floor apartment in a modern, purpose-built block, complete with allocated parking.

### Location

This property is set in the heart of Tunbridge Wells within a quiet and residential modern development, and offers easy walking distance to the mainline station and town centre, with the town centre being on your doorstep!!

The mainline station is around a 10 minute walk with regular train services from Tunbridge Wells have a direct route to London Charing Cross, London Bridge and Waterloo East. Which Can be reached in a 45-60 minute journey.

### Description

Upon entering the property, you are greeted by a hallway that provides access to all rooms and features an entry phone system.

The living room is spacious, offering ample room for both living and dining furniture. An archway connects this area to the kitchen, which is equipped with a range of beech fronted floor and wall-mounted units complemented by a black granite effect worktop. The kitchen includes an oven, hob, fridge/freezer, and washing machine.

The property has two double bedrooms that are of good size and neutrally decorated. The master bedroom benefits from an en-suite shower room. The main bathroom is fitted with a white suite, including a bath with an overhead shower, a hand basin, and a w.c.

Externally, the property provides one off road, allocated parking space. There is also a communal garden to the rear of the property.

### Lease Information

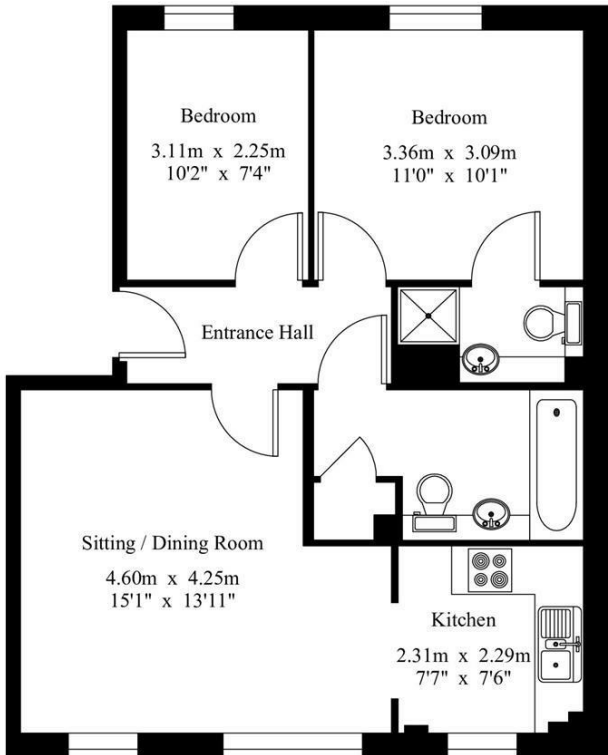
The property is Leasehold with 109 years remaining on the lease. The Ground Rent Charges are currently at £250 per annum with the Service charge currently at £120 per month. This includes the building insurance.



Council Tax Band: D



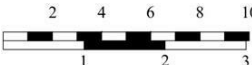
## Floor Plans



## Ground Floor

# Jackwood Court

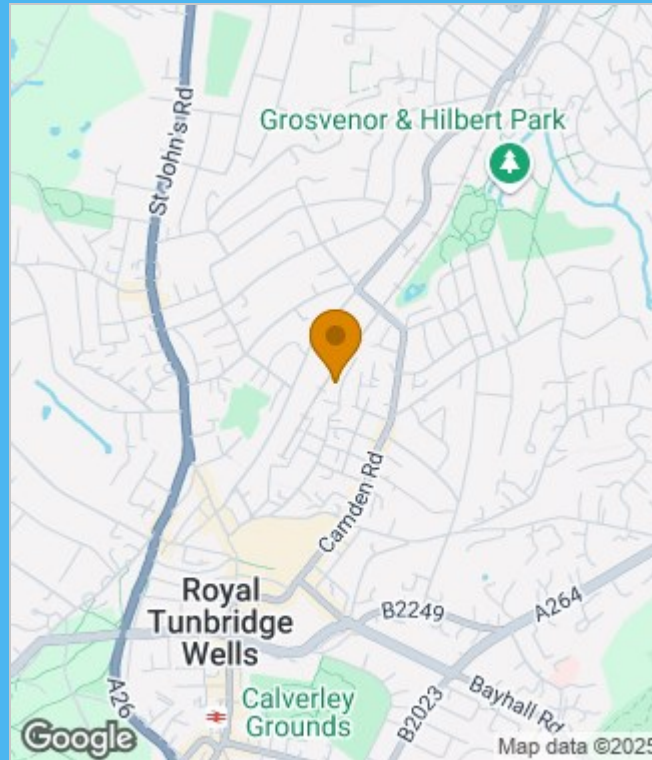
**Gross Internal Area : 54.7 sq.m (588 sq.ft.)**

Feet  
Metres


For Identification Purposes Only.


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## Area Map



## Energy Performance Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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