

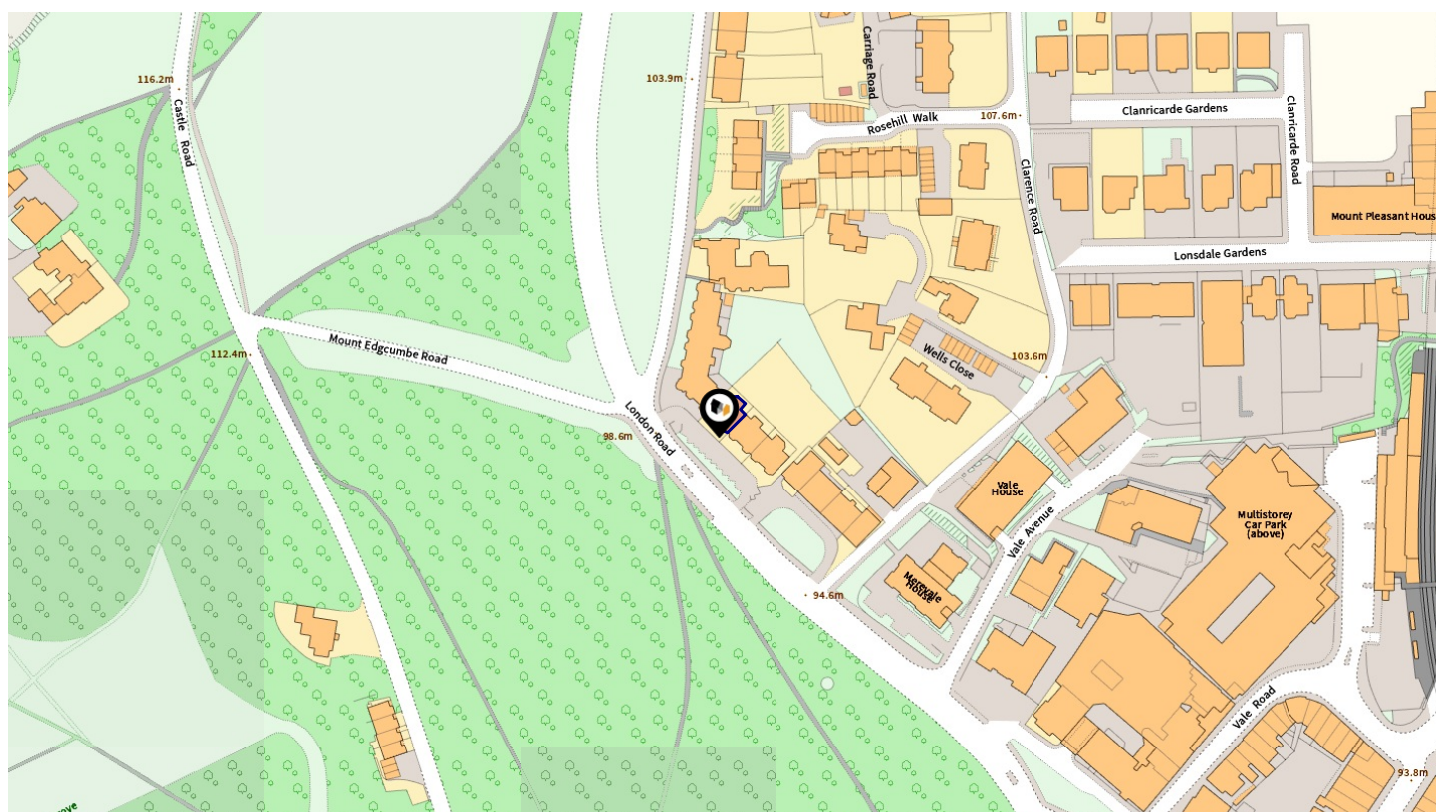


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KEY FACTS FOR BUYERS

Balmoral House 51-53, London Road, Tunbridge Wells, TN1

April 2021



A guide to this property and the local area

Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

david.rovers@martinco.com

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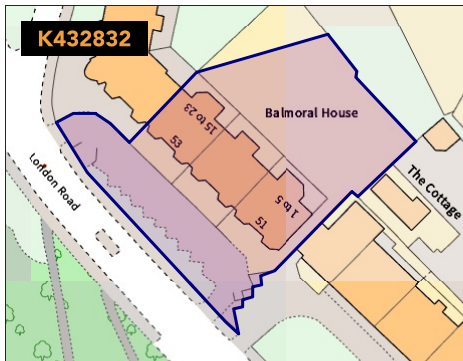


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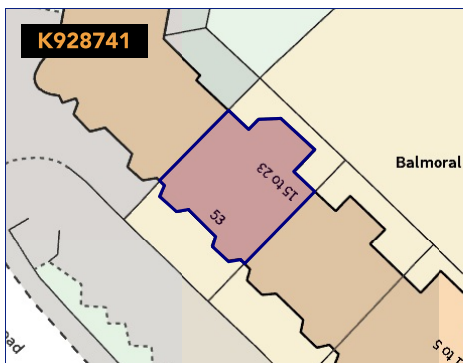
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
01 Jan 2007	01 Jan 2132	125 years	110 years

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david.rogers@martinco.com
www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells

13th April 2021



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INTRODUCTION

A fabulous 1 bedroom apartment set in this impressive period property, within a 5 minute walk of the mainline station in Tunbridge Wells, the apartment benefits from a Separate W/C perfect for guest, the fully fitted bathroom shower is off the bedroom, the lounge is situated to the front, and the Bedroom to the rear over looking the communal gardens.

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PROPERTY OVERVIEW

BALMORAL HOUSE 51-53, LONDON ROAD, TUNBRIDGE WELLS, TN1










 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Flat / Maisonette	
Floor Area:	484.38 ft ² 45.00 m ²
Plot Size:	0.03 acres
Council Tax Band:	B
Annual Cost:	£1,530.46 (avg)
Land Registry Title Number:	K928741
Tenure:	Leasehold
Lease Start Date:	01 Jan 2007
Lease End Date:	01 Jan 2132
Lease Term:	125 years from 1 January 2007
Term Remaining:	110 years

AREA KEY FACTS

Local Authority:	TUNBRIDGE WELLS
Flood Risk:	Very Low
Conservation Area:	Pending for this local authority, Tunbridge Wells
Predicted Broadband Speeds	
Basic:	16 Mbps
Superfast:	80 Mbps
Ultrafast:	500 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

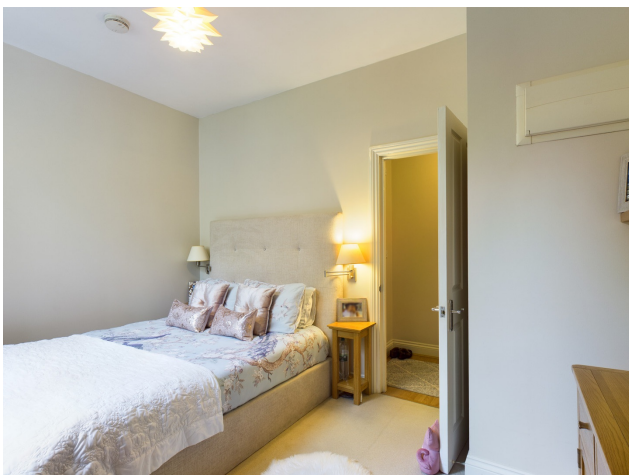
No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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PHOTO GALLERY



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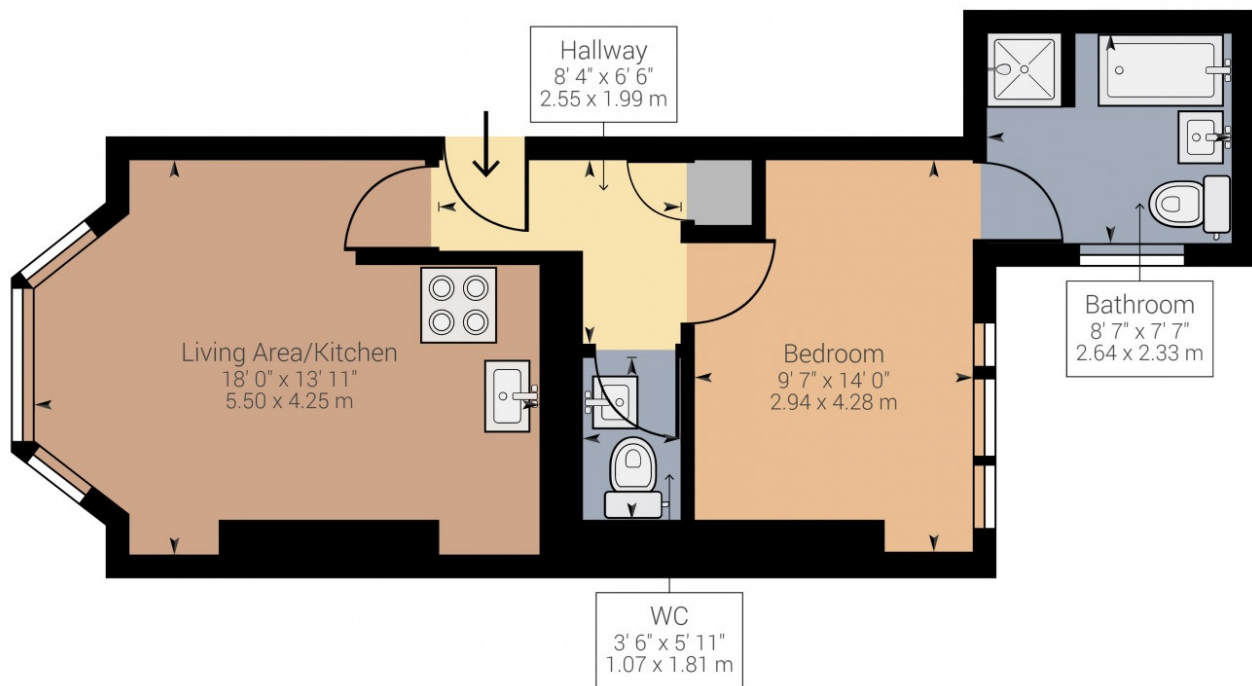
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PROPERTY OVERVIEW

FLOORPLANS



Approximate net internal area: 475.82 ft² / 44.21 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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PROPERTY OVERVIEW

EPC

51-53, London Road, TUNBRIDGE WELLS, TN1

Energy rating

E

Valid until 15.07.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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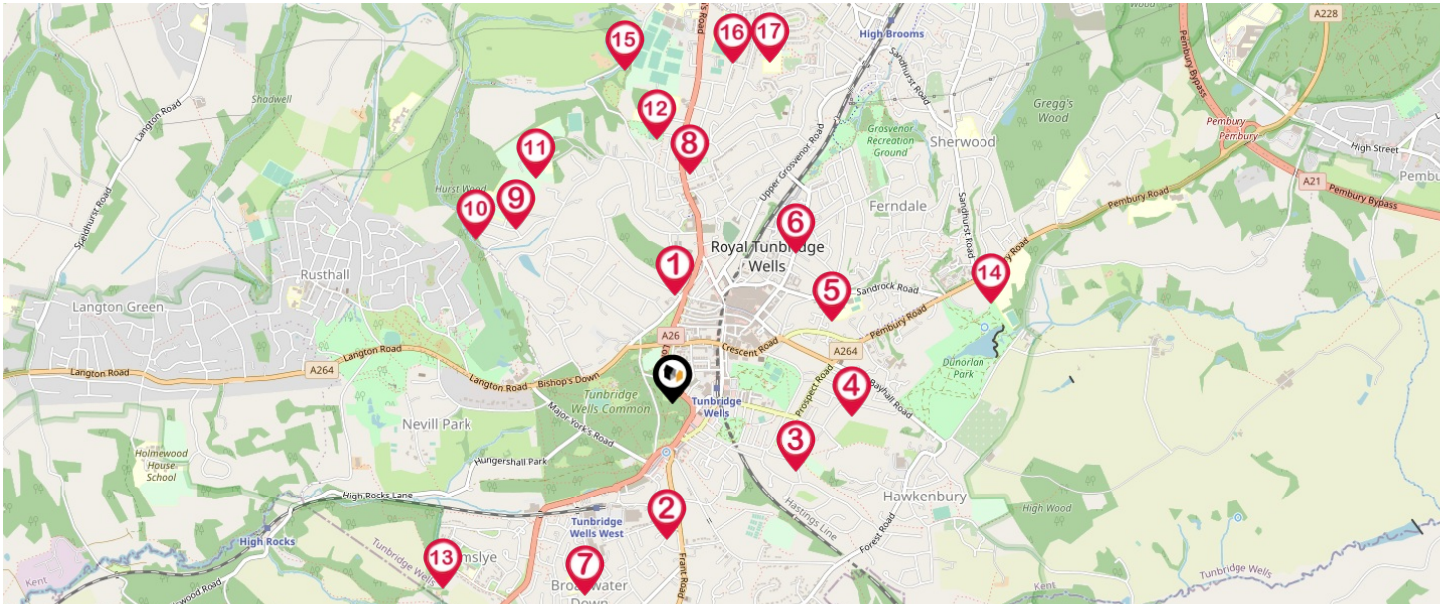
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LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	The Wells Free School	Good	170	0.41 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Mead School	-	238	0.5 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Claremont Primary School	Outstanding	436	0.53 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Peter's Church of England Primary School	Outstanding	152	0.68 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St James' Church of England Voluntary Aided Primary School	Outstanding	627	0.68 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Barnabas CofE VA Primary School	Good	201	0.74 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Broadwater Down Primary School	Good	146	0.77 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Skinners' School	-	1093	0.86 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Rose Hill School	-	239	0.86 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Bishops Down Primary School	Good	269	0.95 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Bennett Memorial Diocesan School	Outstanding	1703	0.97 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Tunbridge Wells Girls' Grammar School	Outstanding	1018	0.99 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	St Mark's Church of England Primary School	Good	326	1.08 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Beechwood Sacred Heart School	-	298	1.26 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15	St Gregory's Catholic School	-	1347	1.26 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	St Augustine's Catholic Primary School	-	303	1.29 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	St John's Church of England Primary School	Good	643	1.33 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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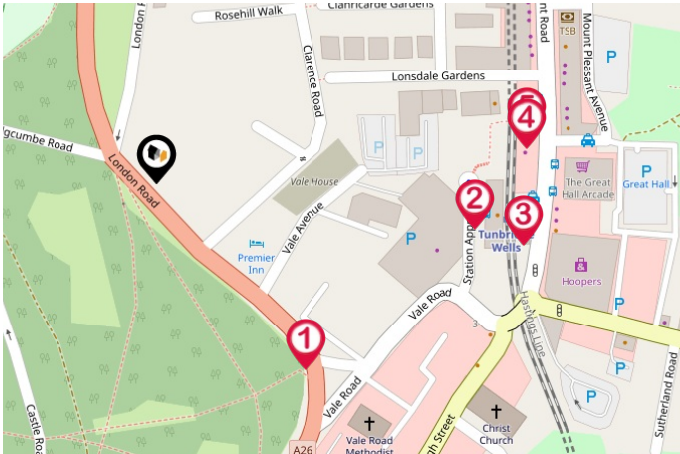
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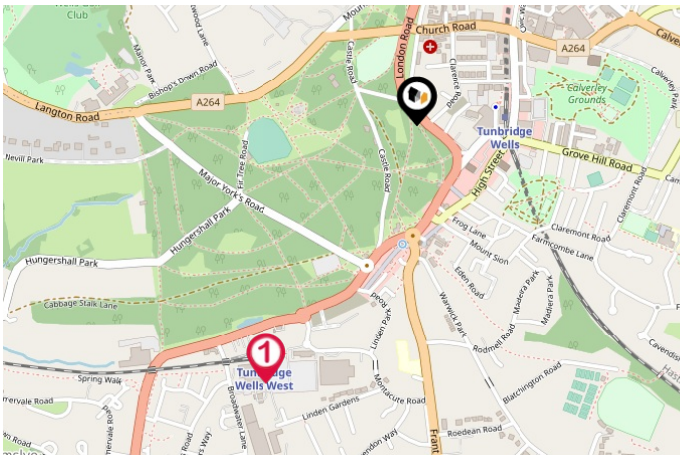
LOCAL AREA

NEAREST TRANSPORT LINKS



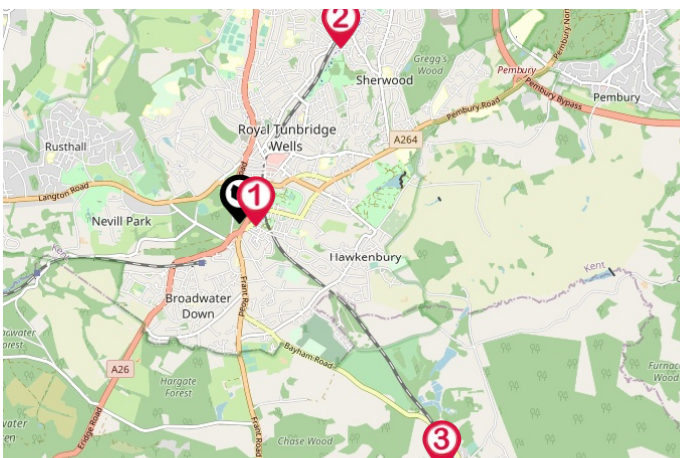
BUS STOPS/STATIONS

- 1 - Vale Road | 0.11 miles
- 2 - Railway Station | 0.15 miles
- 3 - Railway Station | 0.18 miles
- 4 - Railway Station | 0.18 miles
- 5 - Railway Station | 0.18 miles



LOCAL CONNECTIONS

- 1 - Tunbridge Wells West (Spa Valley Railway) | 0.55 miles



NATIONAL RAIL STATIONS

- 1 - Tunbridge Wells Rail Station | 0.16 miles
- 2 - High Brooms Rail Station | 1.52 miles
- 3 - Frant Rail Station | 2.39 miles

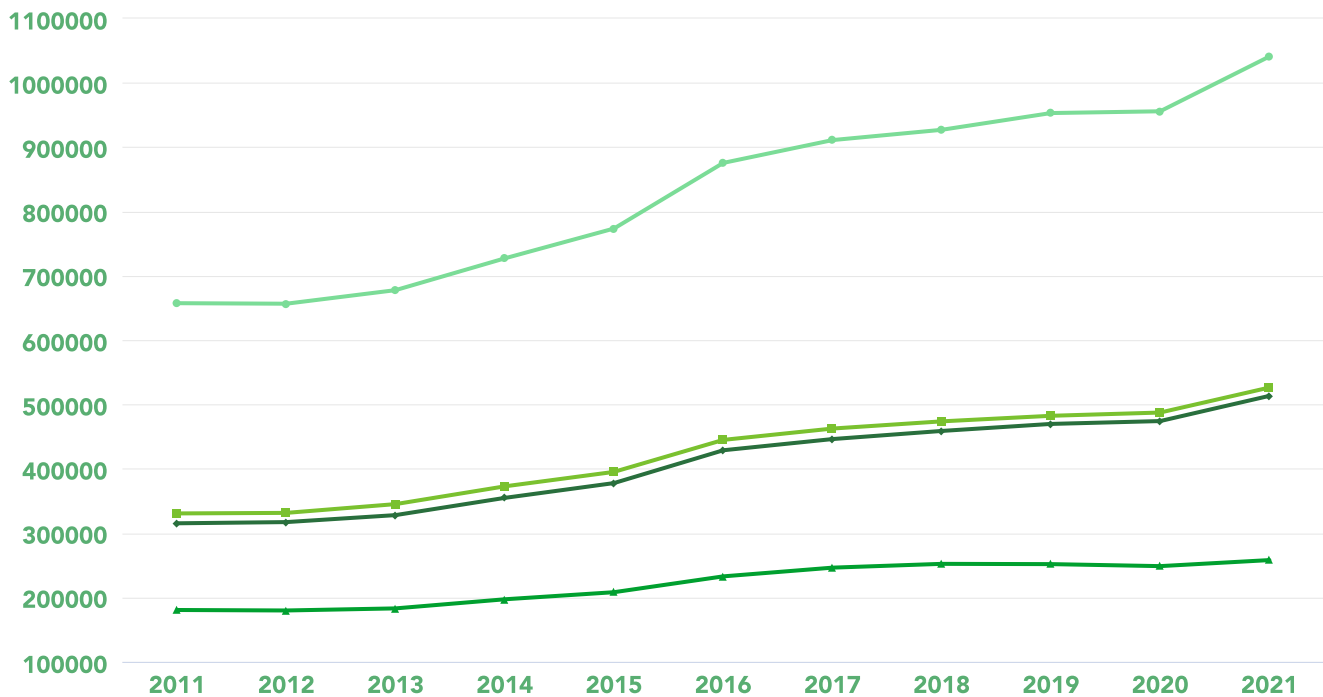
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR TN1

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 42.93%



TERRACED
+ 59.15%



SEMI-DETACHED
+ 62.79%



DETACHED
+ 58.31%

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MARTIN & CO TUNBRIDGE WELLS

About Us

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

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DATA QUALITY

Martin & Co Tunbridge Wells is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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