

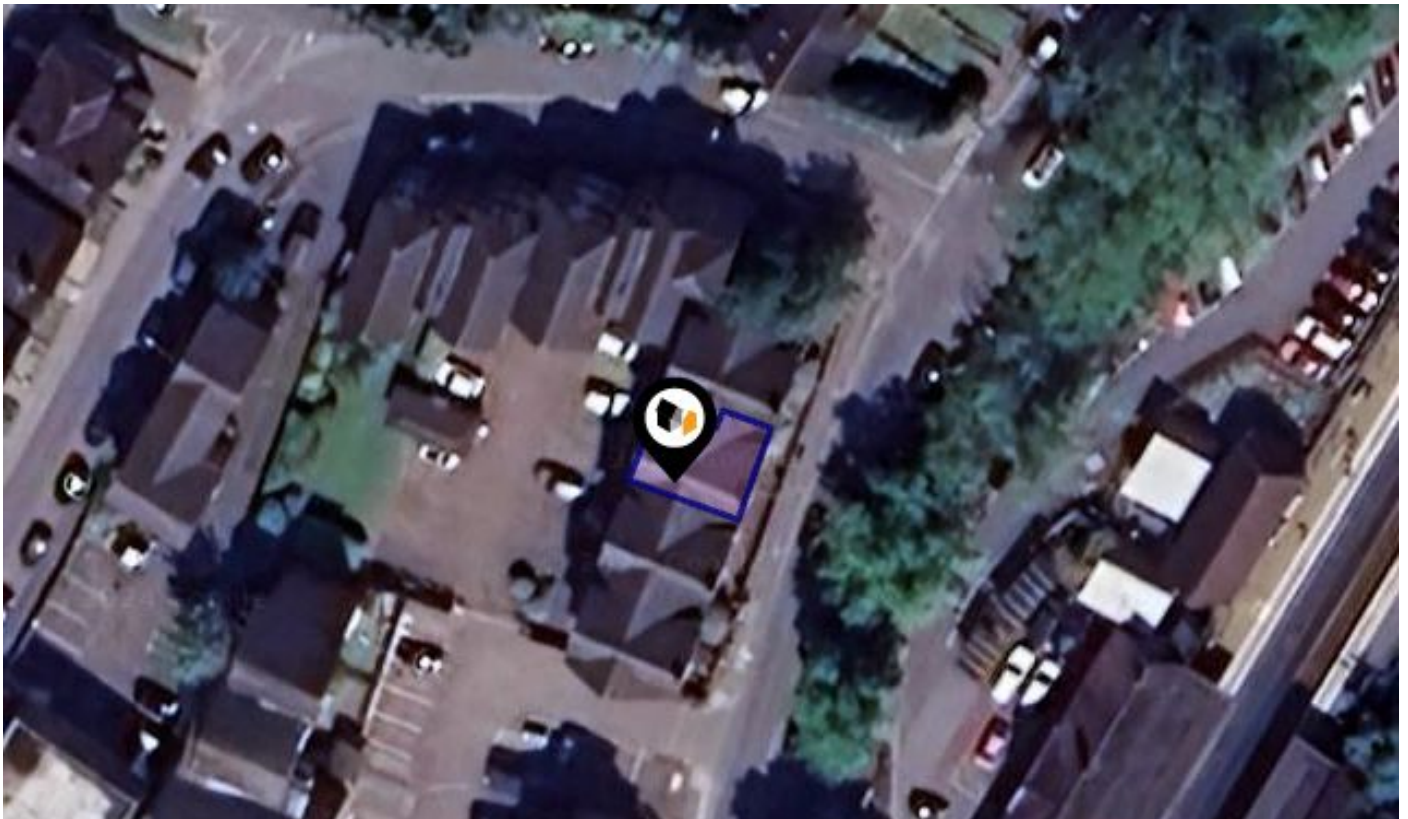


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 30th September 2024



**CLAREMONT COURT, 26, NORTH FARM ROAD,
TUNBRIDGE WELLS, TN2**

Martin & Co Tunbridge Wells

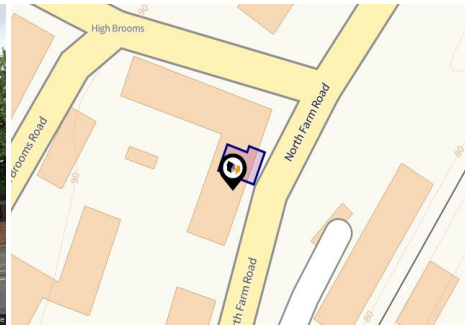
11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

david.rogers@martinco.com

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





Property

| | | | |
|-------------------------|---|------------------------|--------------------------------|
| Type: | Flat / Maisonette | Tenure: | Leasehold |
| Bedrooms: | 1 | Start Date: | 22/12/2003 |
| Floor Area: | 516 ft ² / 48 m ² | End Date: | 01/12/2158 |
| Plot Area: | 0.02 acres | Lease Term: | 155 years from 1 December 2003 |
| Year Built : | 2003 | Term Remaining: | 134 years |
| Council Tax : | Band C | | |
| Annual Estimate: | £1,989 | | |
| Title Number: | K865282 | | |

Local Area

| | |
|---------------------------|-----------------|
| Local Authority: | Tunbridge wells |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|--------------------|
| 11 mb/s | 80 mb/s | 330 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)

| | | | |
|--|--|--|--|
| | | | |
| | | | |

Satellite/Fibre TV Availability:

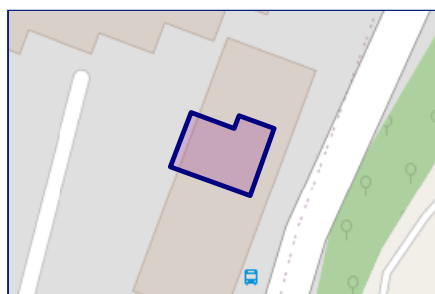
| | | |
|--|--|--|
| | | |
| | | |

Freehold Title Plan



K846626

Leasehold Title Plan

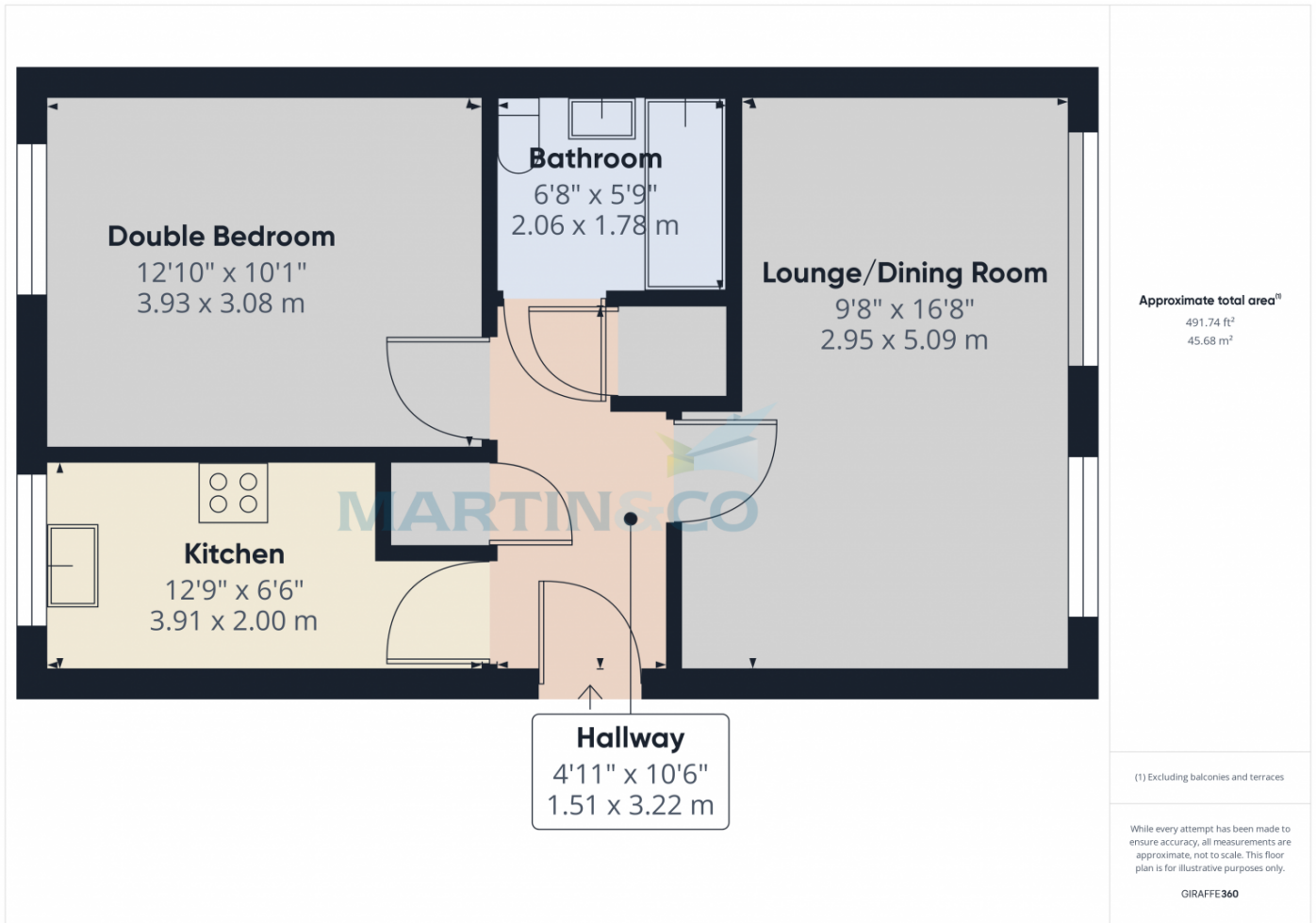


K865282

Start Date: 22/12/2003
End Date: 01/12/2158
Lease Term: 155 years from 1 December 2003
Term Remaining: 134 years



**CLAREMONT COURT, 26, NORTH FARM ROAD,
TUNBRIDGE WELLS, TN2**



Claremont Court, 26 North Farm Road, TN2

Energy rating

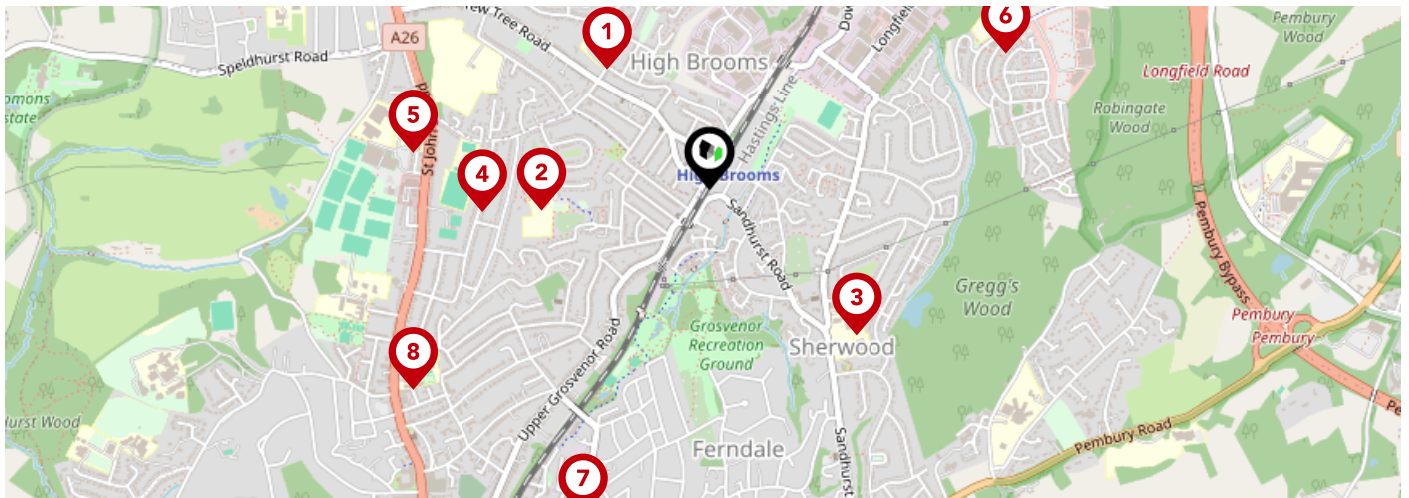
C

Valid until 30.01.2033

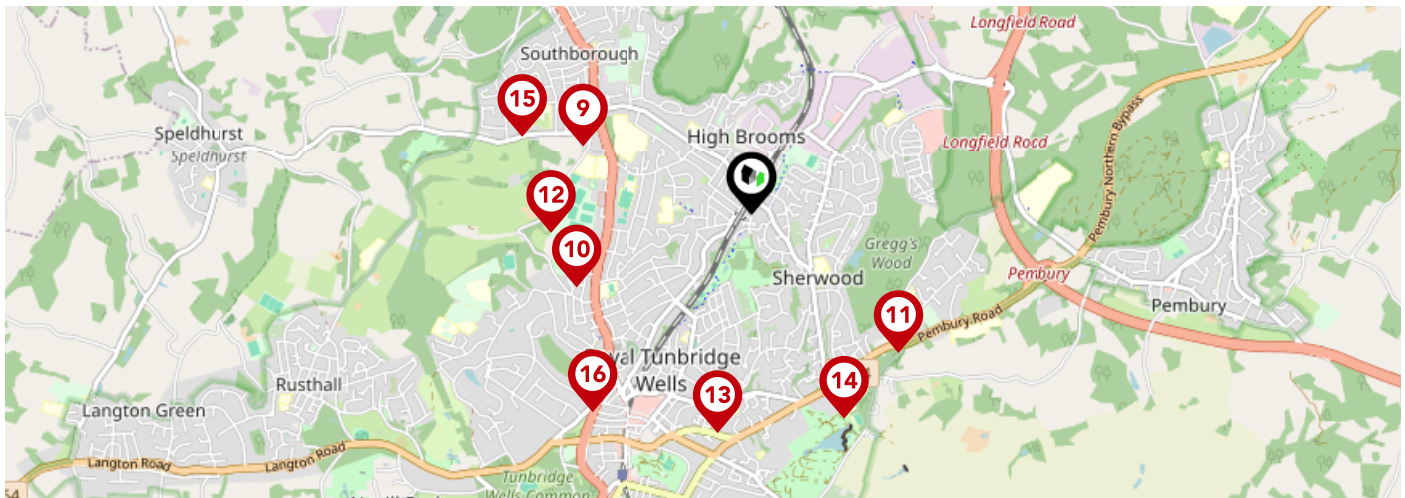
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 c | 80 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

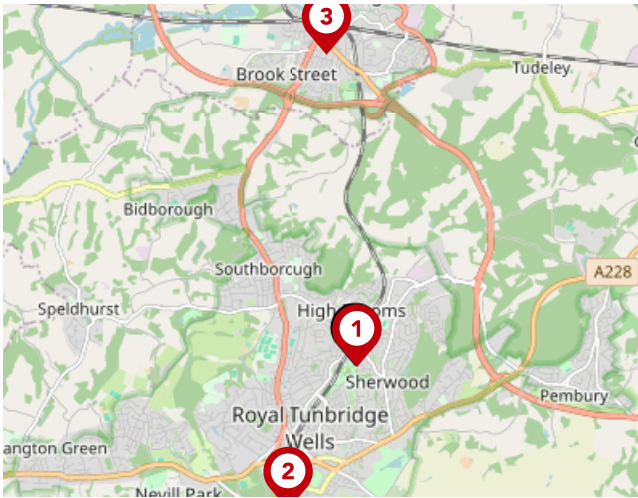
| | |
|-------------------------------------|---|
| Property Type: | Flat |
| Build Form: | Detached |
| Transaction Type: | Rental |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Floor Level: | 02 |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Timber frame, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, insulated (assumed) |
| Roof Energy: | Good |
| Main Heating: | Room heaters, electric |
| Main Heating Controls: | Programmer and appliance thermostats |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (another dwelling below) |
| Total Floor Area: | 48 m ² |



| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 St Matthew's High Brooms Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 358 Distance:0.37</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 St John's Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 630 Distance:0.39</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 Temple Grove Academy</p> <p>Ofsted Rating: Good Pupils: 197 Distance:0.48</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 St Augustine's Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 273 Distance:0.53</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 Tunbridge Wells Grammar School for Boys</p> <p>Ofsted Rating: Good Pupils: 1730 Distance:0.69</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 Skinner's Kent Primary School</p> <p>Ofsted Rating: Good Pupils: 210 Distance:0.76</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 St Barnabas CofE VA Primary School</p> <p>Ofsted Rating: Good Pupils: 204 Distance:0.81</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 The Skinner's School</p> <p>Ofsted Rating: Good Pupils: 1118 Distance:0.83</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

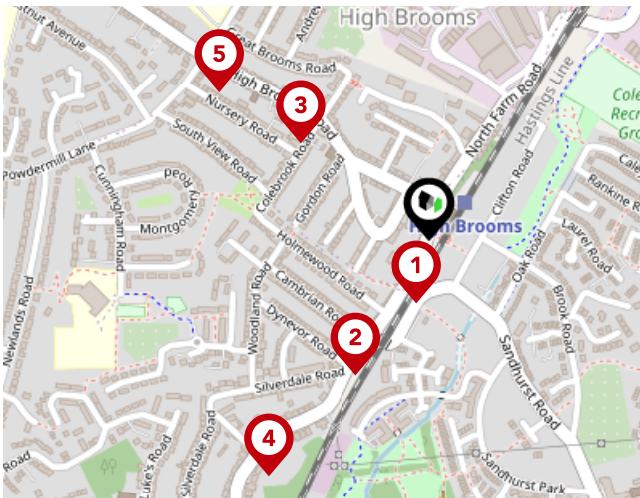


| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Two Bridges School Ofsted Rating: Special Measures Pupils: 1 Distance:0.85 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1042 Distance:0.88 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Skinner's Kent Academy Ofsted Rating: Good Pupils: 1036 Distance:0.94 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Gregory's Catholic School Ofsted Rating: Outstanding Pupils: 1313 Distance:0.94 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 629 Distance:1.03 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Beechwood School Ofsted Rating: Not Rated Pupils: 354 Distance:1.04 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Southborough CofE Primary School Ofsted Rating: Good Pupils: 614 Distance:1.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Wells Free School Ofsted Rating: Good Pupils: 210 Distance:1.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



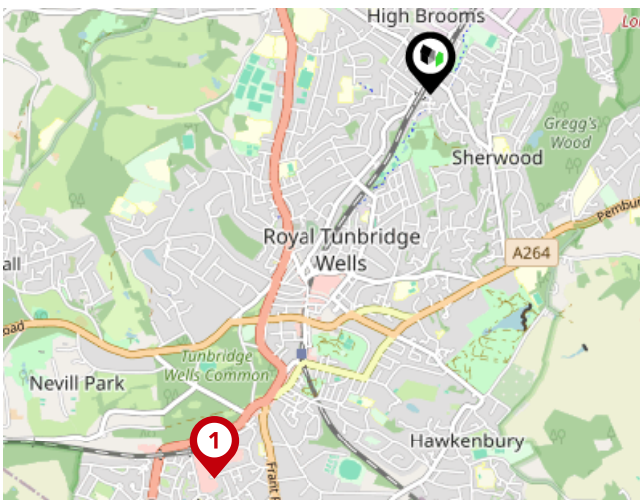
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | High Brooms Rail Station | 0.02 miles |
| 2 | Tunbridge Wells Rail Station | 1.48 miles |
| 3 | Tonbridge Rail Station | 2.9 miles |



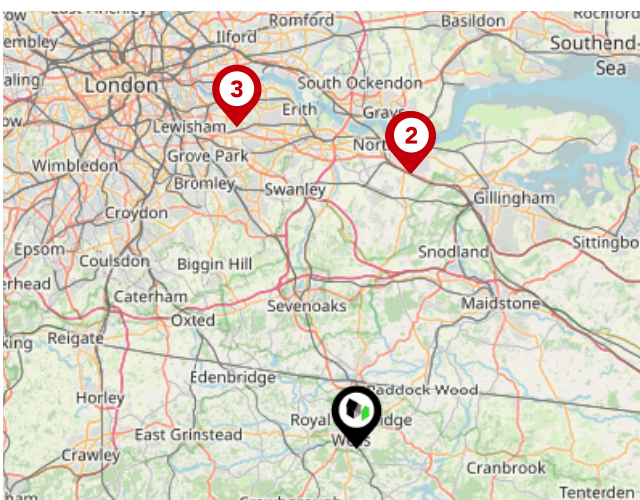
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | High Brooms Railway Station | 0.07 miles |
| 2 | Silverdale Road | 0.18 miles |
| 3 | High Brooms Post Office | 0.19 miles |
| 4 | Silverdale Lane | 0.33 miles |
| 5 | Powder Mill Lane | 0.3 miles |



Local Connections

| Pin | Name | Distance |
|-----|---|------------|
| 1 | Tunbridge Wells West (Spa Valley Railway) | 2.05 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|-----------------------|-------------|
| 1 | West Street Pier | 20.82 miles |
| 2 | Town Pier | 20.82 miles |
| 3 | Woolwich Arsenal Pier | 25.51 miles |



Martin & Co Tunbridge Wells

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).

Our passionate and dedicated team at Martin & Co Tunbridge Wells works in close partnership with our customers - whether a landlord or a vendor - and provides a personal and flexible service, ensuring the precise needs of each and every one is met.

Whether you're a landlord looking for a tenant for your property, are seeking your perfect rental home, or have a property to sell, please do get in touch.



David Rogers MARLA MNAEA

David is our Office Director and a Qualified Building surveyor to CIOB standard. He has over 28 years experience in the property industry ranging from building houses to sales and lettings along side full property management. David has also achieved his NFOPP level 3 in Residential Letting and Property Management (QCF) and is a member of ARLA and NAEA.

Martin & Co Tunbridge Wells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1

1BS

01892 543856

david.rogers@martinco.com

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

