

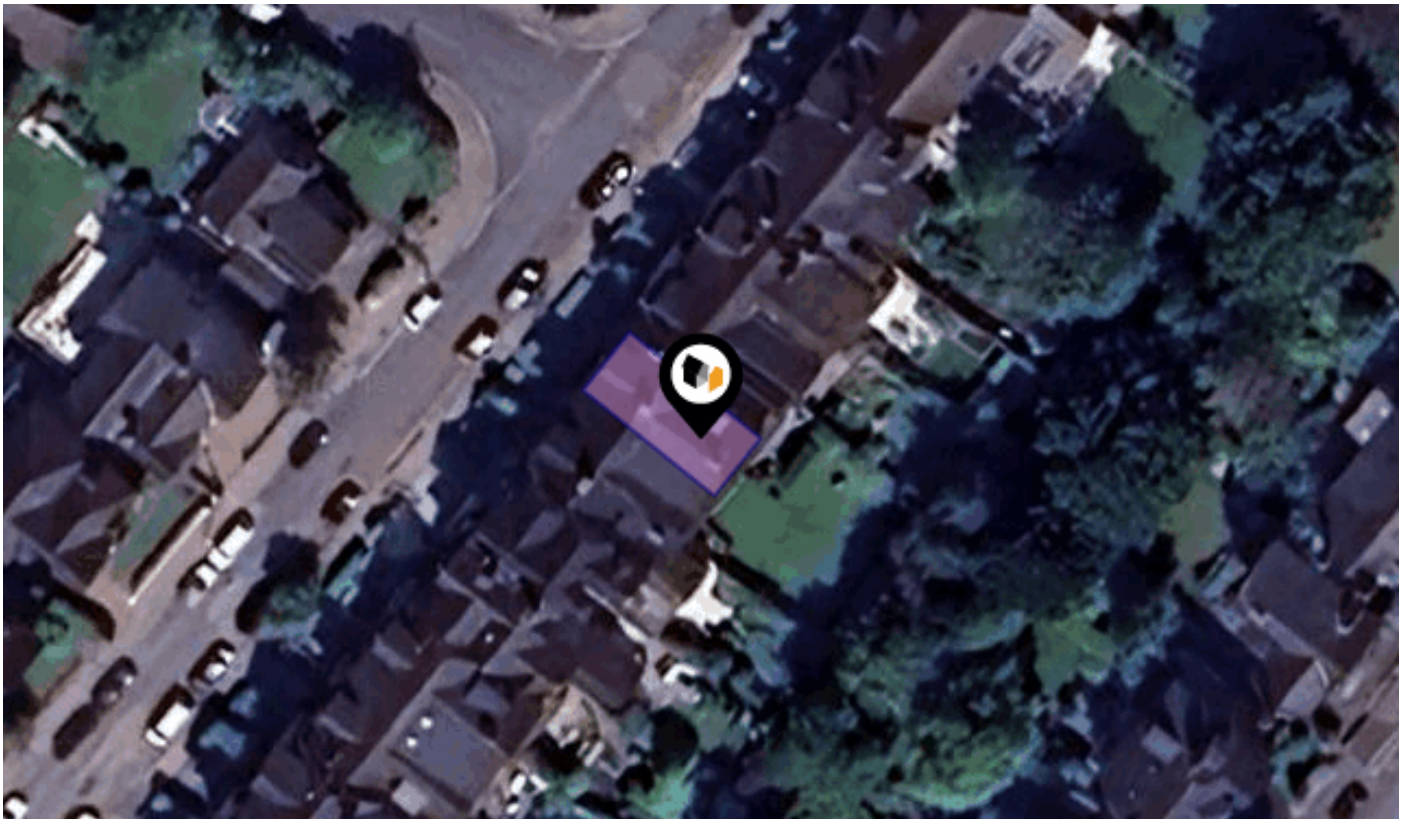


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th September 2024



24, EARLS ROAD, TUNBRIDGE WELLS, TN4

Martin & Co Tunbridge Wells

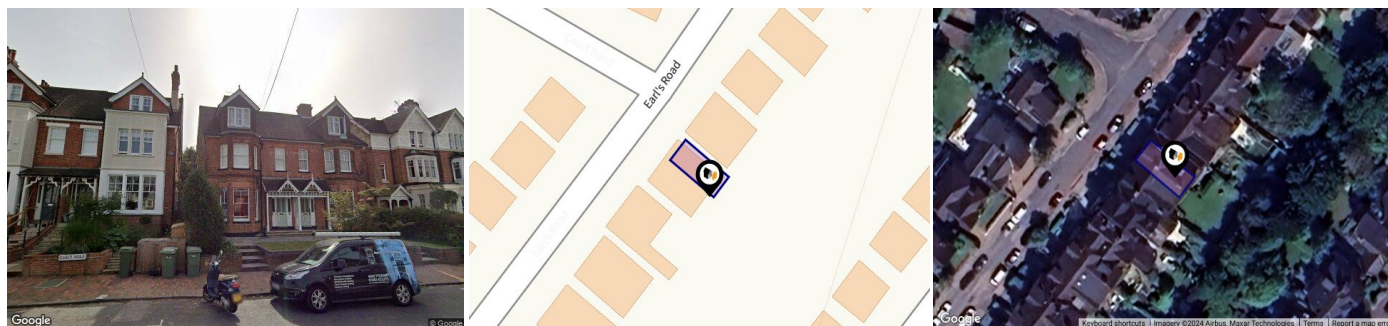
11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

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





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	27/09/2001
Floor Area:	344 ft ² / 32 m ²	End Date:	01/01/3000
Plot Area:	0.02 acres	Lease Term:	999 years from 1 January 2001
Year Built :	2001	Term Remaining:	975 years
Council Tax :	Band A		
Annual Estimate:	£1,492		
Title Number:	K831664		

Local Area

Local Authority:	Kent
Conservation Area:	Tunbridge Wells Conservation Area
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

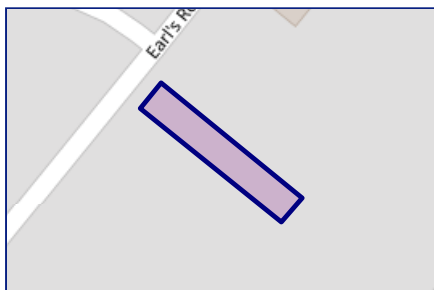
Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)

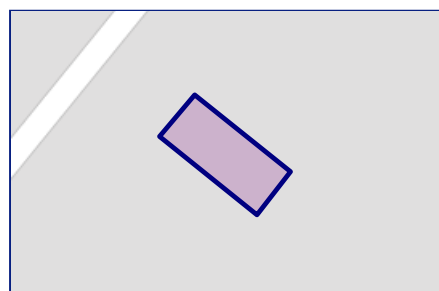
Satellite/Fibre TV Availability:

Freehold Title Plan



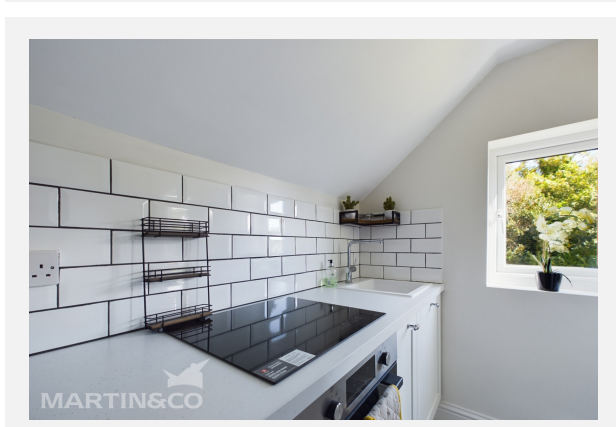
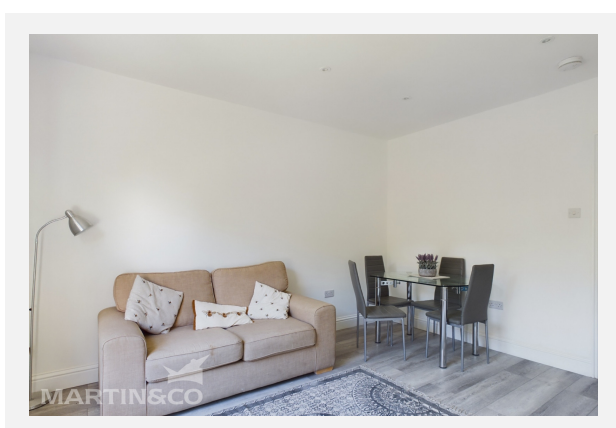
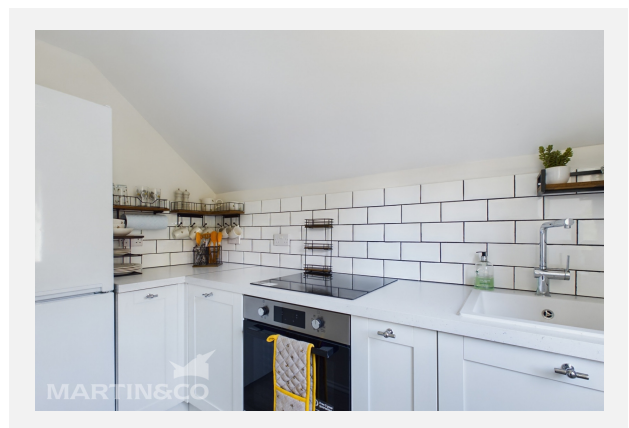
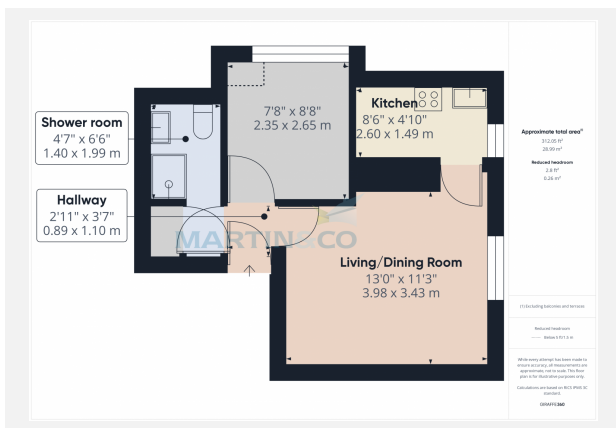
K152798

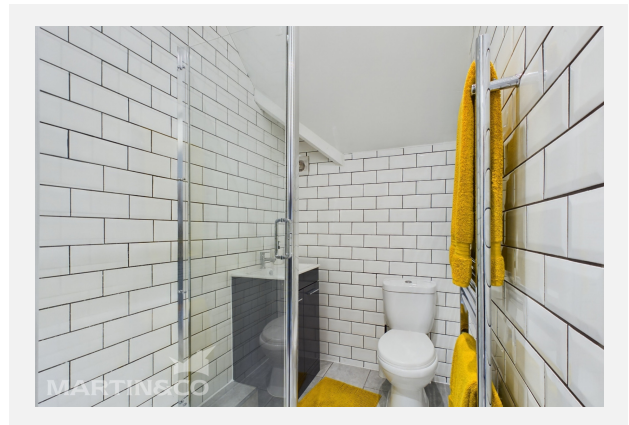
Leasehold Title Plan



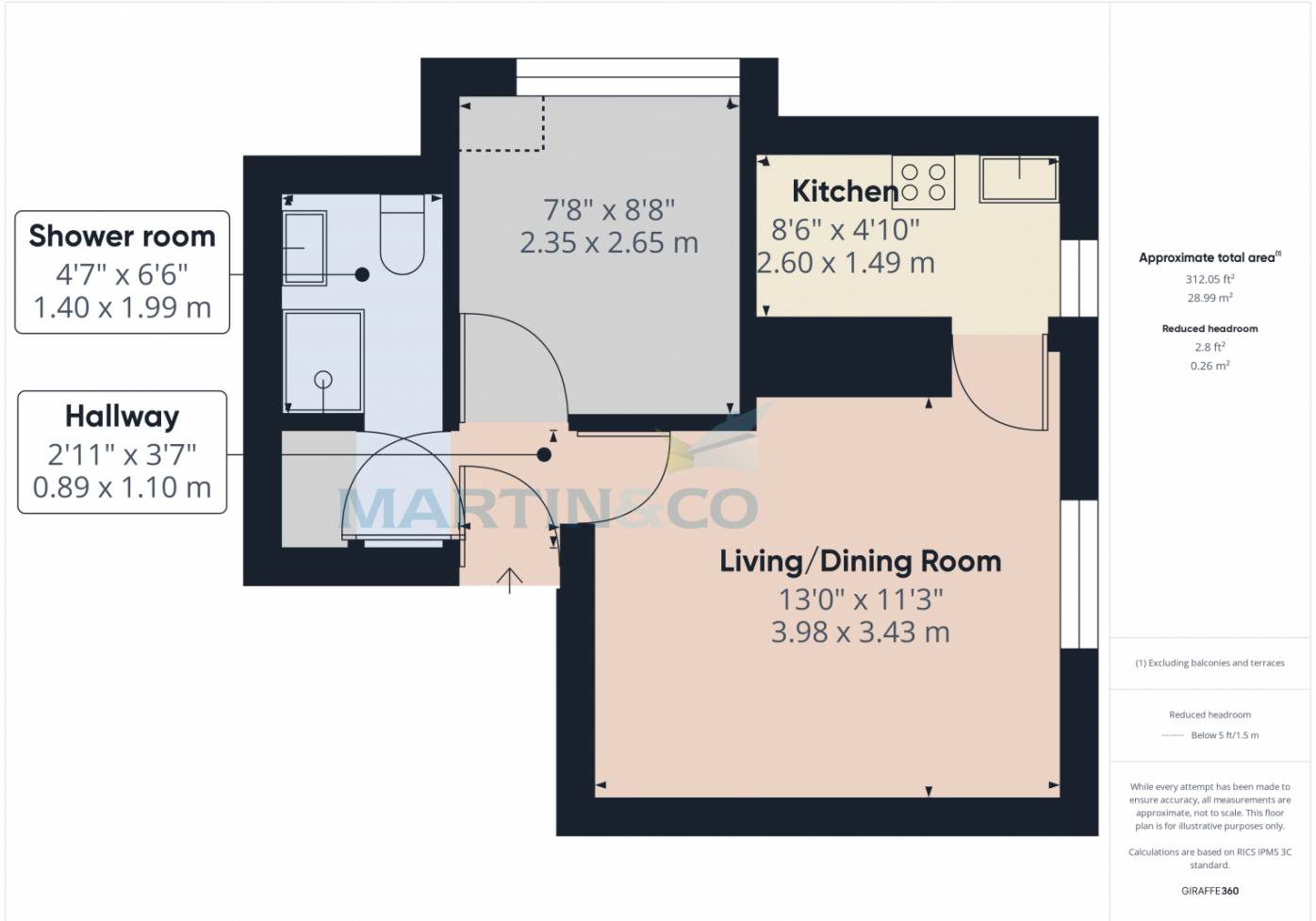
K831664

Start Date: 27/09/2001
End Date: 01/01/3000
Lease Term: 999 years from 1 January 2001
Term Remaining: 975 years





24, EARLS ROAD, TUNBRIDGE WELLS, TN4



24 Earls Road, TN4

Energy rating

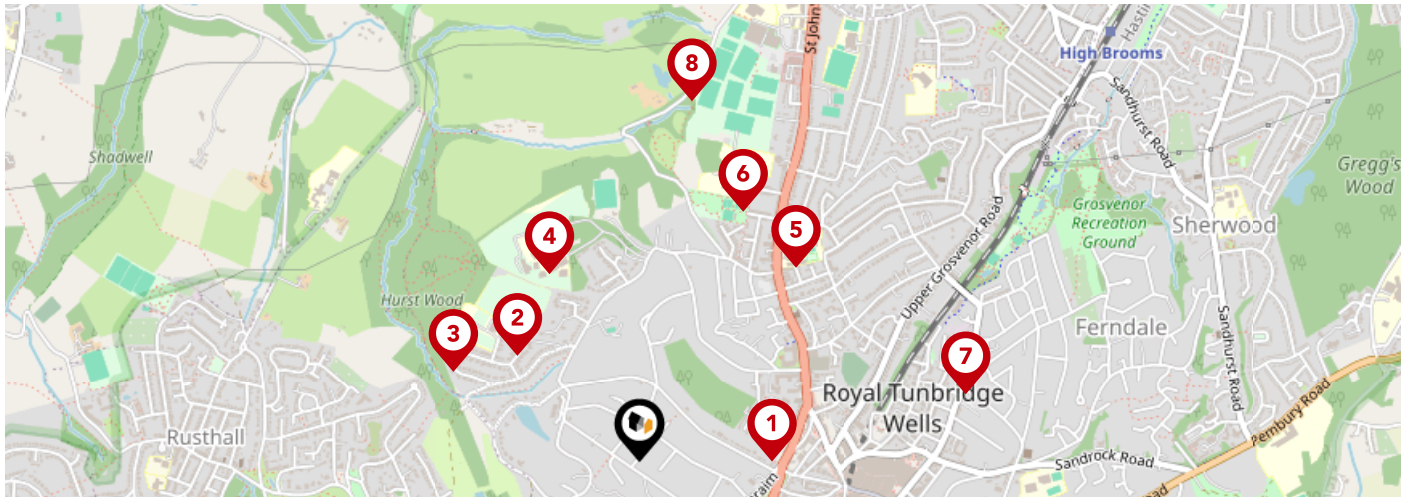
D

Valid until 21.04.2034

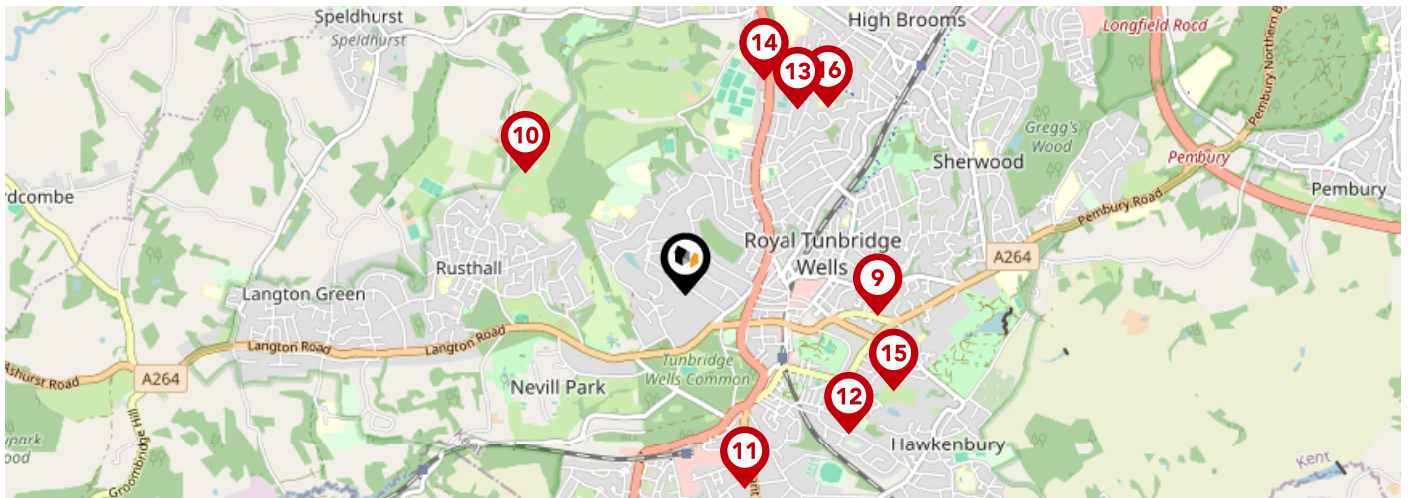
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
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 before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	No thermostatic control of room temperature
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:	32 m ²



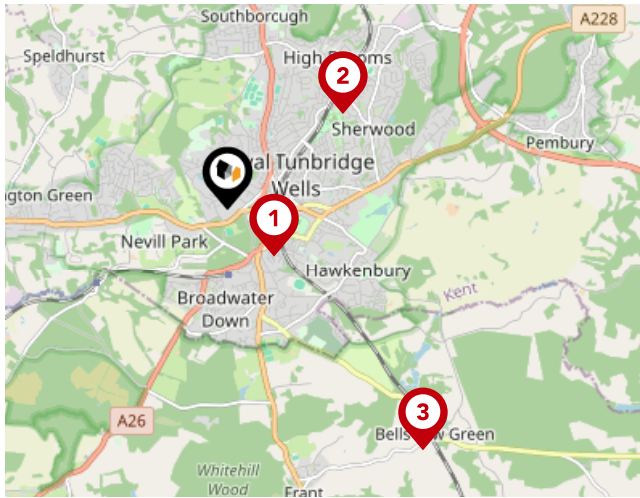
		Nursery	Primary	Secondary	College	Private
1	The Wells Free School Ofsted Rating: Good Pupils: 210 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Rose Hill School Ofsted Rating: Not Rated Pupils: 242 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bishops Down Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bennett Memorial Diocesan School Ofsted Rating: Outstanding Pupils: 1897 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Skinners' School Ofsted Rating: Good Pupils: 1118 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1042 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Barnabas CofE VA Primary School Ofsted Rating: Good Pupils: 204 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Gregory's Catholic School Ofsted Rating: Outstanding Pupils: 1313 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 629 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Broomhill Bank School Ofsted Rating: Good Pupils: 363 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Mead School Ofsted Rating: Not Rated Pupils: 237 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Claremont Primary School Ofsted Rating: Good Pupils: 436 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 273 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tunbridge Wells Grammar School for Boys Ofsted Rating: Good Pupils: 1730 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Peter's Church of England Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St John's Church of England Primary School Ofsted Rating: Good Pupils: 630 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)

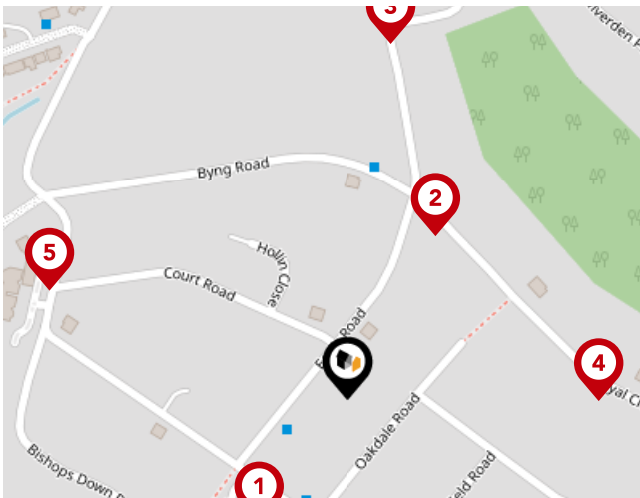


National Rail Stations

Pin	Name	Distance
1	Tunbridge Wells Rail Station	0.61 miles
2	High Brooms Rail Station	1.4 miles
3	Frant Rail Station	2.88 miles

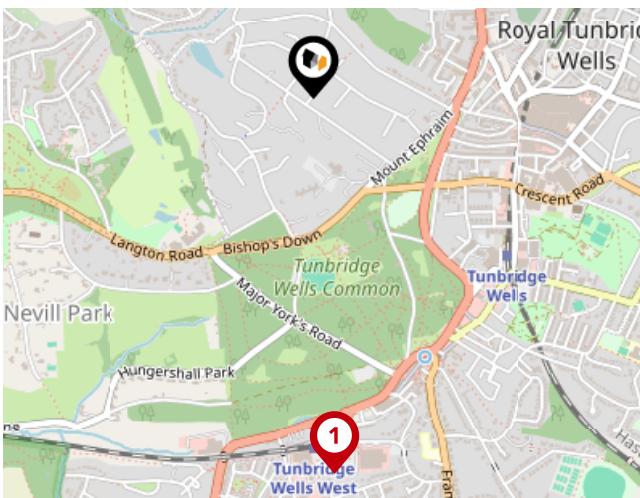
Area

Transport (Local)



Bus Stops/Stations

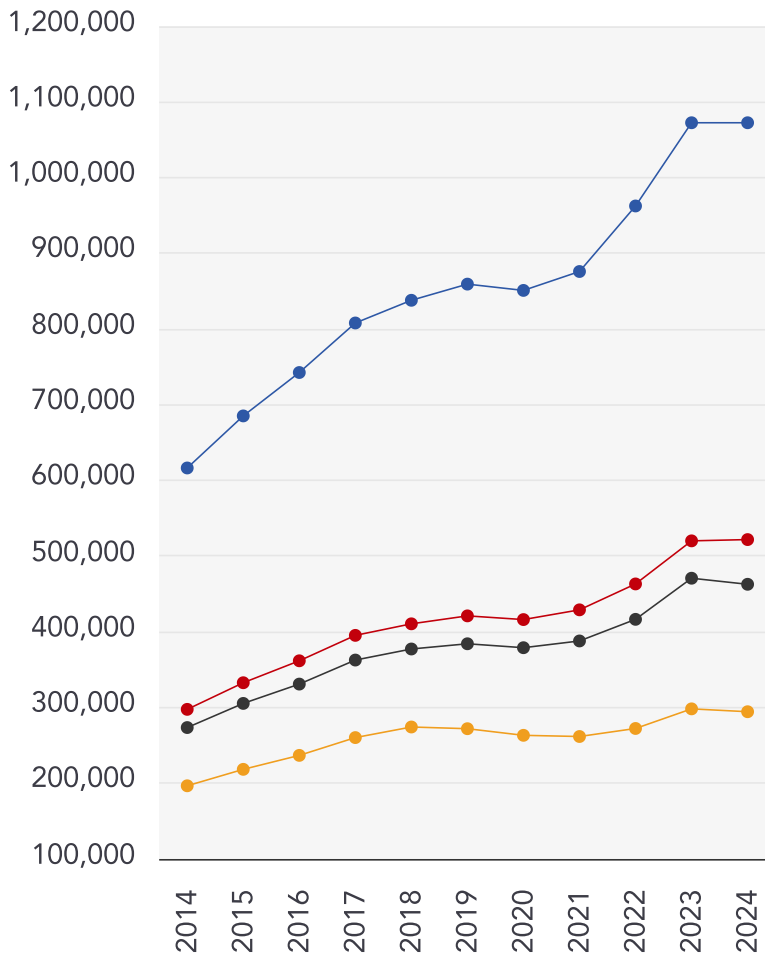
Pin	Name	Distance
1	Earl's Road	0.09 miles
2	Connaught Way	0.11 miles
3	Knightsbridge Close	0.21 miles
4	Royal Chase	0.15 miles
5	Court Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	0.87 miles

10 Year History of Average House Prices by Property Type in TN4



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%



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).

Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac_tunbridge_w

Martin & Co Tunbridge Wells

Data Quality

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