

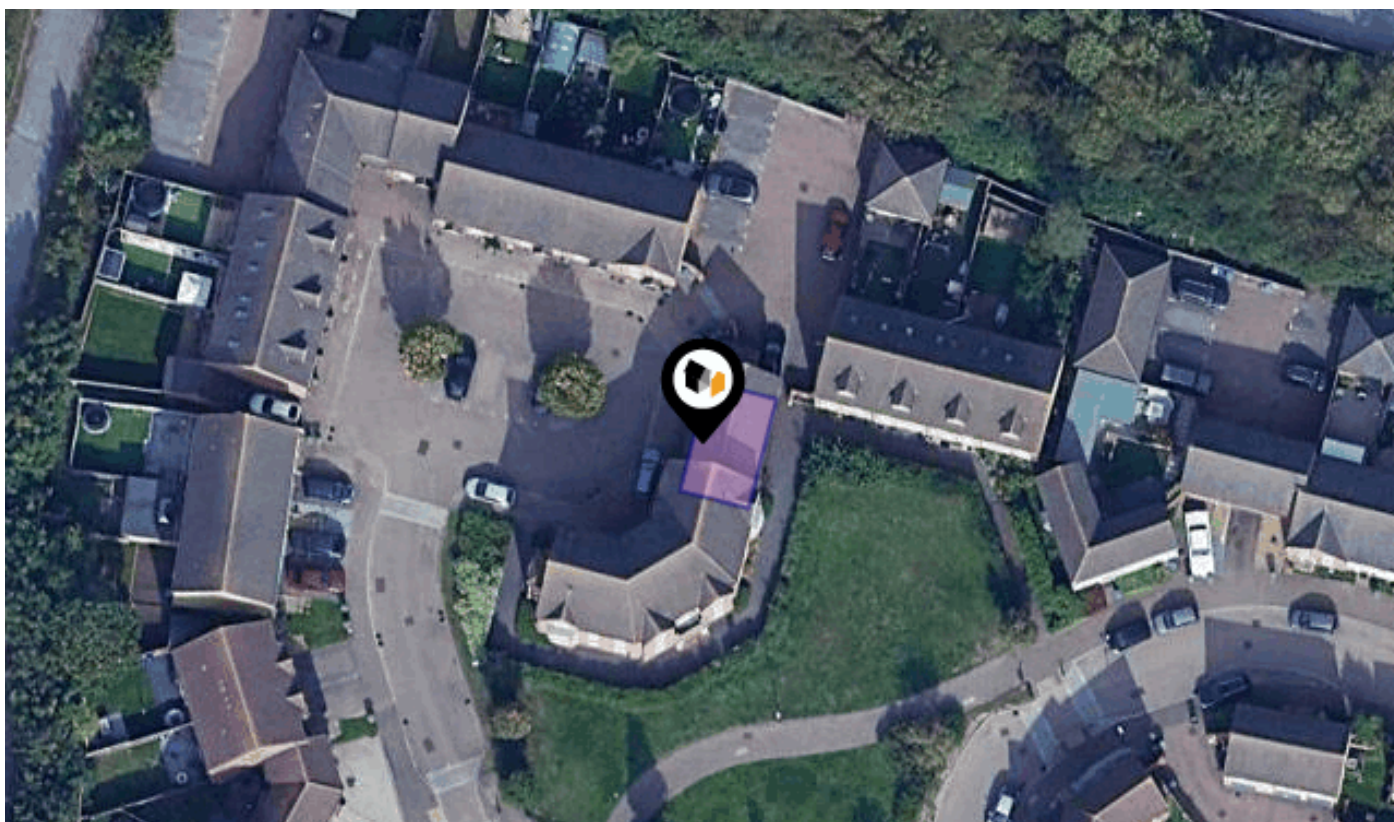


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03rd October 2024



ARCHER COURT, KEMSLEY, SITTINGBOURNE, ME10

OIRO : £195,000

Martin & Co Tunbridge Wells

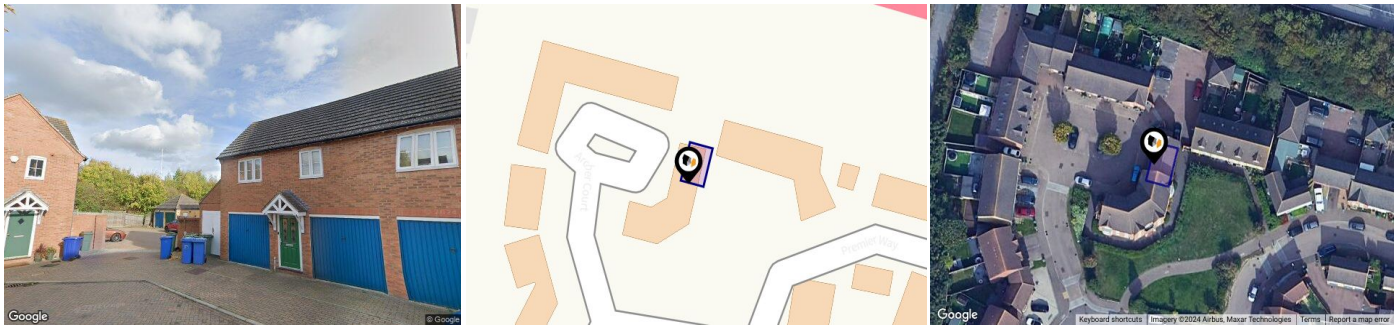
11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

david.rogers@martinco.com

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





Property

Type:	Flat / Maisonette	OIRO:	£195,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	581 ft ² / 54 m ²	Start Date:	27/04/2008
Plot Area:	0.01 acres	End Date:	01/01/2130
Year Built :	2008	Lease Term:	125 years from 1 January 2005
Council Tax :	Band B	Term Remaining:	105 years
Annual Estimate:	£1,708		
Title Number:	K941025		

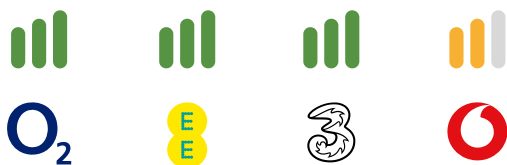
Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	78 mb/s	1000 mb/s

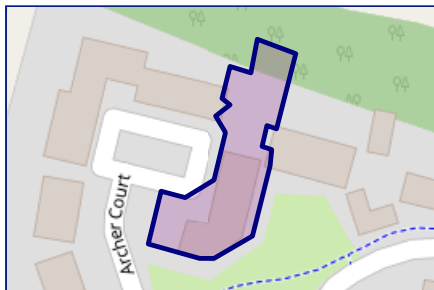
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

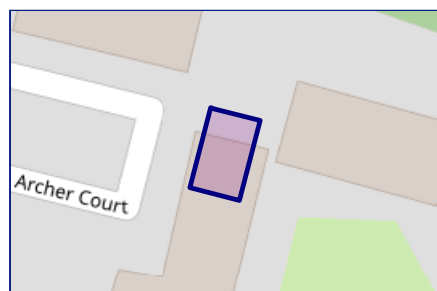


Freehold Title Plan



TT52652

Leasehold Title Plan



K941025

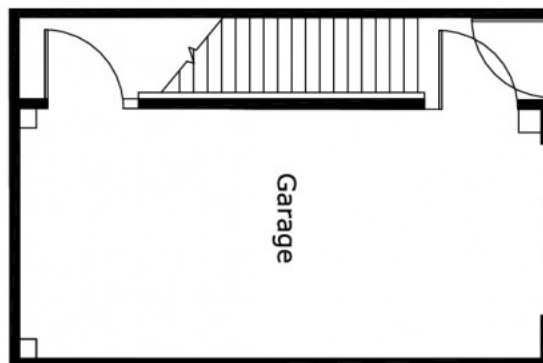
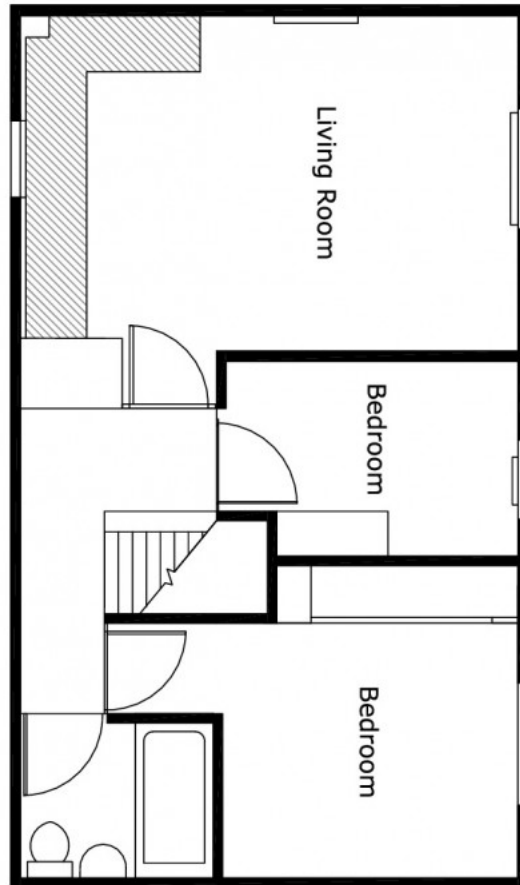
Start Date: 27/04/2008
End Date: 01/01/2130
Lease Term: 125 years from 1 January 2005
Term Remaining: 105 years





ARCHER COURT, KEMSLEY, SITTINGBOURNE, ME10

17 Archer Court, Kemsley ME102GJ



Kemsley, SITTINGBOURNE, ME10

Energy rating

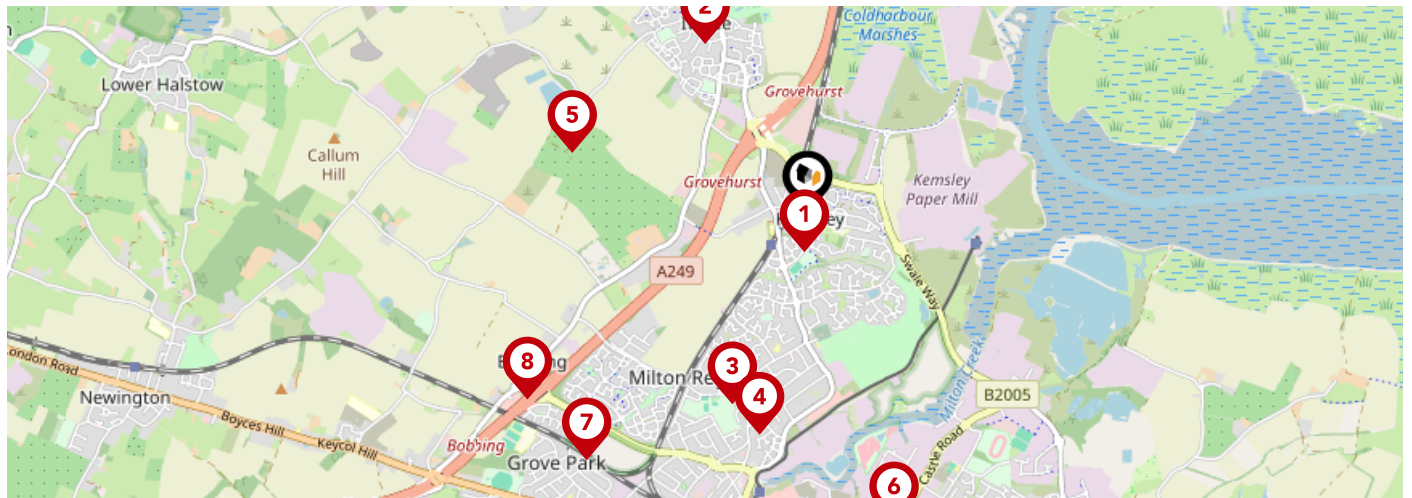
C

Valid until 27.09.2034

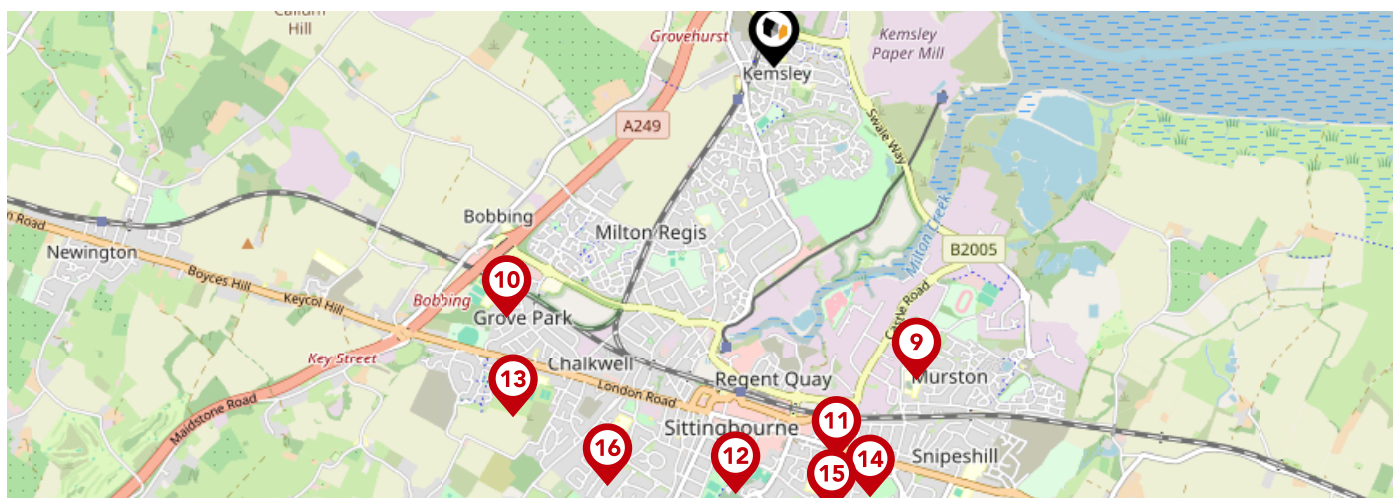
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

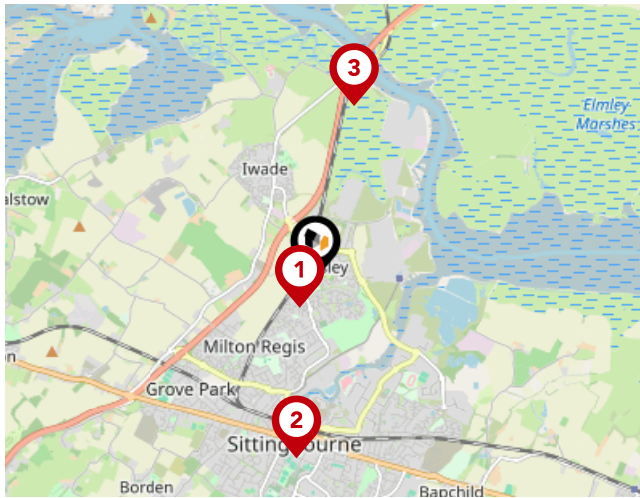
Property Type:	Top-floor maisonette
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	To unheated space, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	54 m ²



		Nursery	Primary	Secondary	College	Private
1	Kemsley Primary Academy Ofsted Rating: Good Pupils: 224 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Iwade School Ofsted Rating: Good Pupils: 628 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Regis Manor Primary School Ofsted Rating: Good Pupils: 606 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Milton Court Primary Academy Ofsted Rating: Good Pupils: 246 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Brogdale CIC Ofsted Rating: Requires improvement Pupils:0 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	KITE College Ofsted Rating: Not Rated Pupils:0 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Aspire School Ofsted Rating: Requires improvement Pupils: 176 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bobbing Village School Ofsted Rating: Outstanding Pupils: 209 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

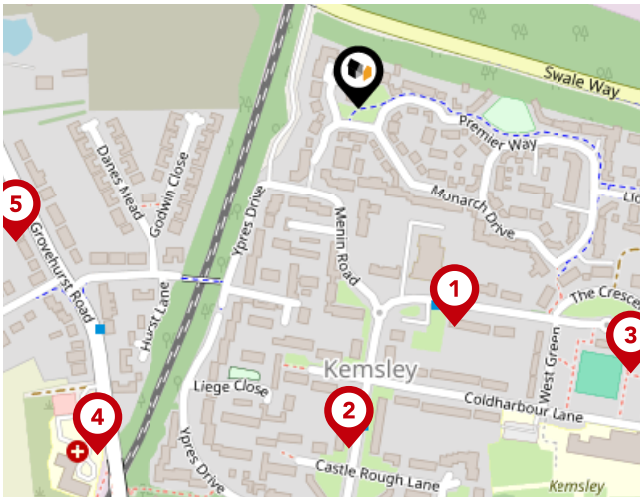


		Nursery	Primary	Secondary	College	Private
	Sunny Bank Primary School Ofsted Rating: Not Rated Pupils: 200 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grove Park Primary School Ofsted Rating: Requires improvement Pupils: 417 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	VTC Independent School Ofsted Rating: Good Pupils: 21 Distance:1.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borden Grammar School Ofsted Rating: Good Pupils: 924 Distance:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westlands School Ofsted Rating: Good Pupils: 1774 Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Canterbury Road Primary School Ofsted Rating: Good Pupils: 208 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Avenue Primary School Ofsted Rating: Good Pupils: 410 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westlands Primary School Ofsted Rating: Good Pupils: 521 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



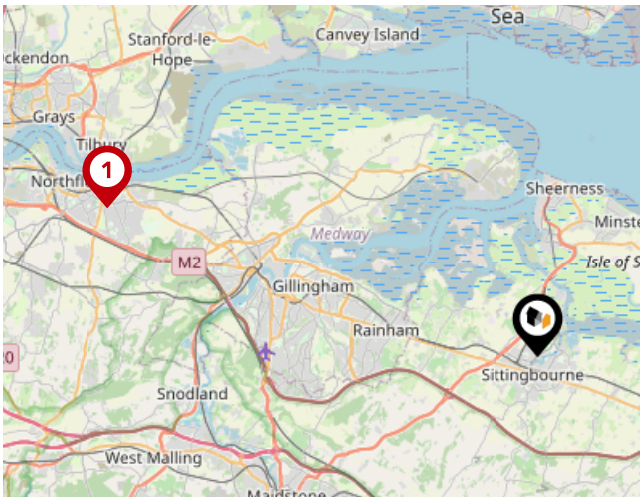
National Rail Stations

Pin	Name	Distance
1	Kemsley Rail Station	0.3 miles
2	Sittingbourne Rail Station	1.67 miles
3	Swale Rail Station	1.65 miles



Bus Stops/Stations

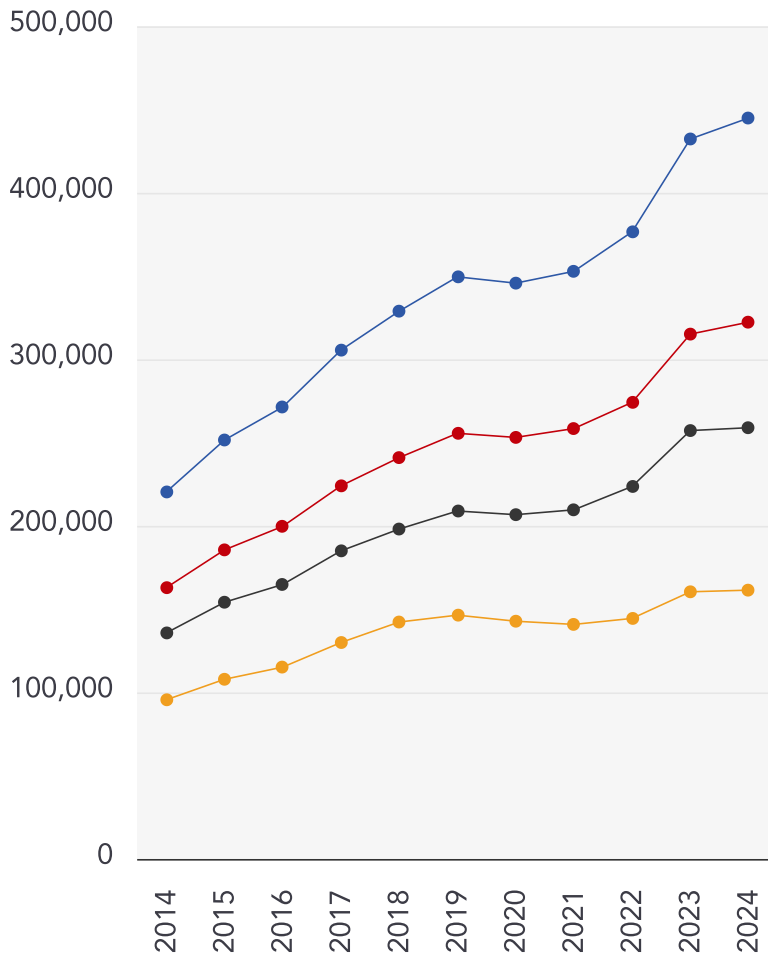
Pin	Name	Distance
1	Menin Road	0.14 miles
2	Coldharbour Lane West	0.2 miles
3	The Crescent	0.22 miles
4	Kemsley Railway Station	0.25 miles
5	Post Office	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Town Pier	16.85 miles

10 Year History of Average House Prices by Property Type in ME10



Detached

+101.87%

Semi-Detached

+97.85%

Terraced

+90.78%

Flat

+68.86%



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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