

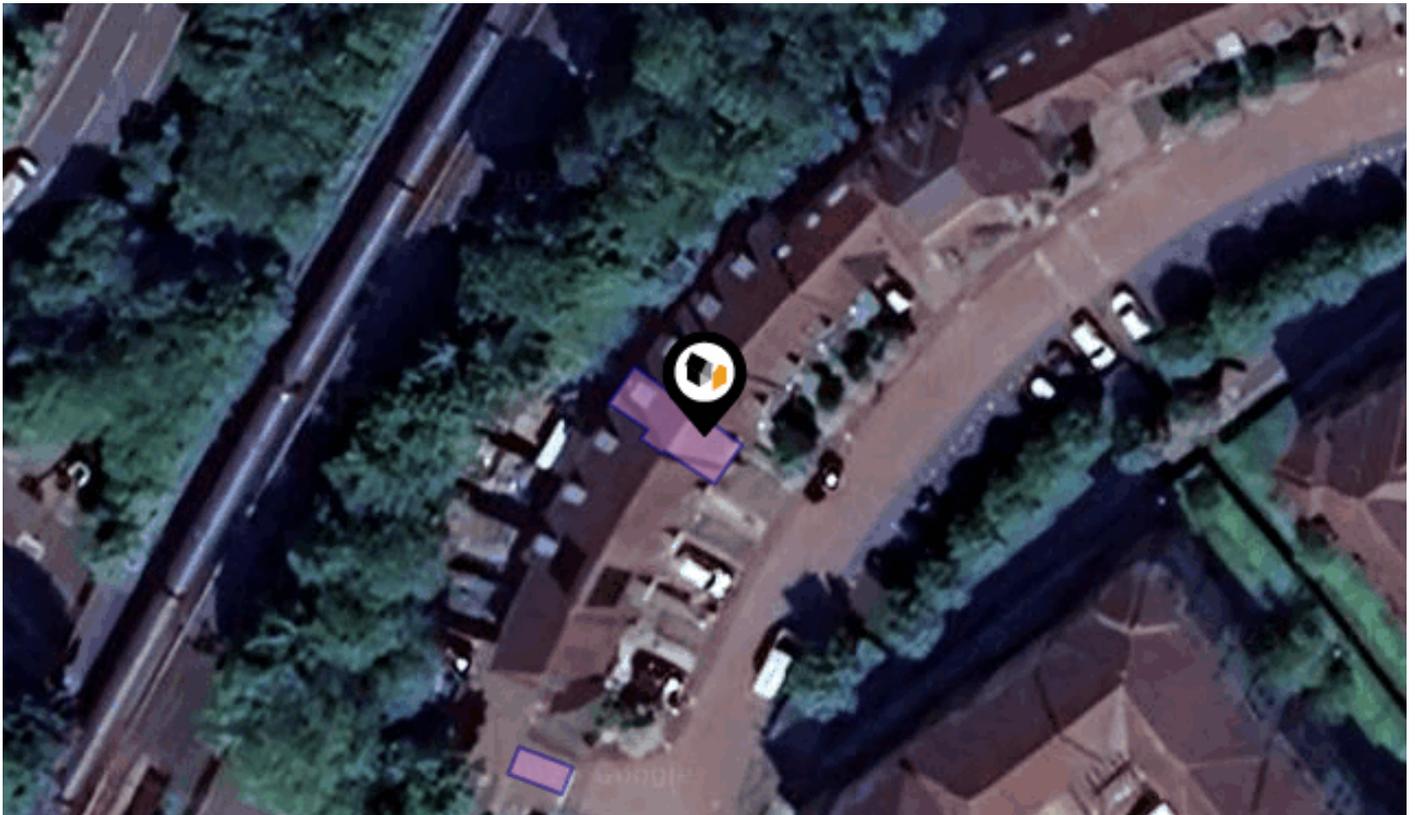


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 11<sup>th</sup> February 2025**



## **ADDISON ROAD, TUNBRIDGE WELLS, TN2**

**OIRO** : £200,000

### **Martin & Co Tunbridge Wells**

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[www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells](http://www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells)



# Introduction

## Our Comments

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## Property

<b>Type:</b>	Flat / Maisonette	<b>OIRO:</b>	£200,000
<b>Bedrooms:</b>	1	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	430 ft <sup>2</sup> / 40 m <sup>2</sup>	<b>Start Date:</b>	28/06/2007
<b>Plot Area:</b>	0.01 acres	<b>End Date:</b>	01/12/2160
<b>Year Built :</b>	2007	<b>Lease Term:</b>	155 years from 1 December 2005
<b>Council Tax :</b>	Band C	<b>Term Remaining:</b>	135 years
<b>Annual Estimate:</b>	£1,989		
<b>Title Number:</b>	K926649		

## Local Area

<b>Local Authority:</b>	Tunbridge wells
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>80</b> mb/s	<b>9000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



## Freehold Title Plan

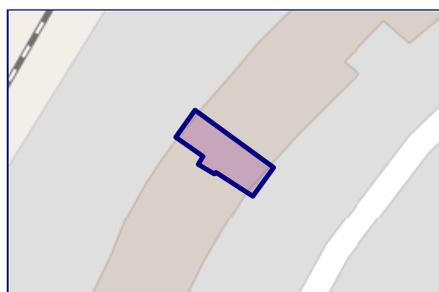
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**TT13111**

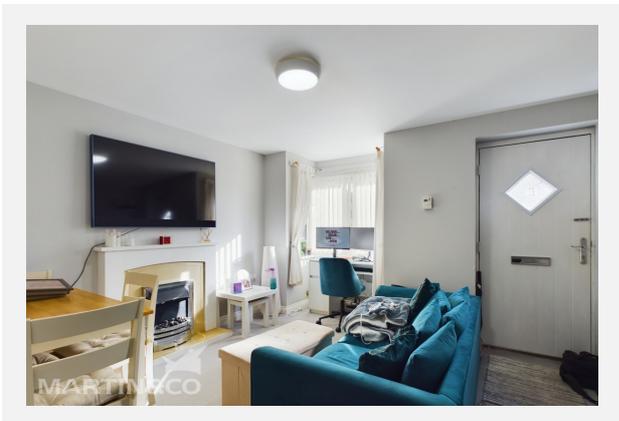
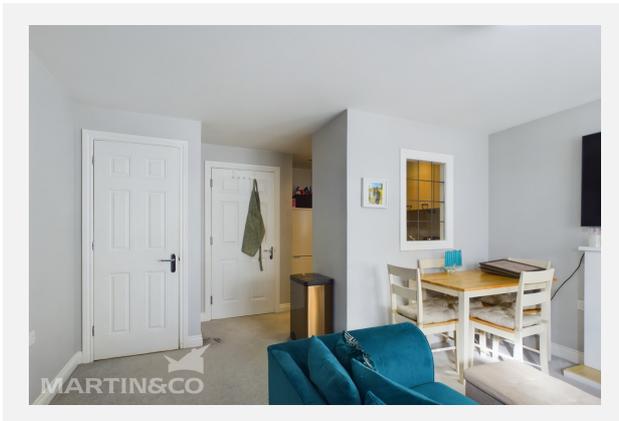
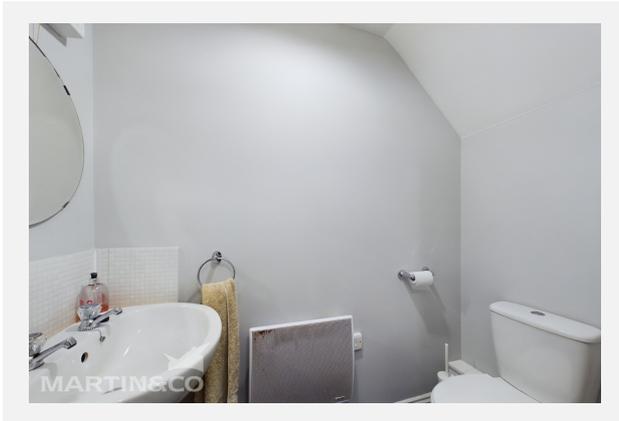
## Leasehold Title Plan

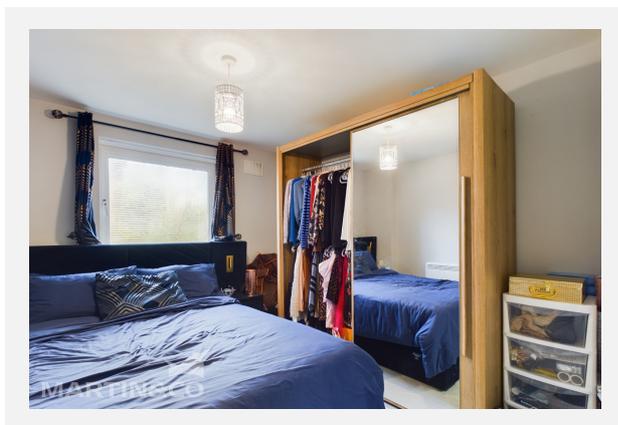
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**K926649**

Start Date: 28/06/2007  
End Date: 01/12/2160  
Lease Term: 155 years from 1 December 2005  
Term Remaining: 135 years





## ADDISON ROAD, TUNBRIDGE WELLS, TN2



Addison Road, TN2

Energy rating

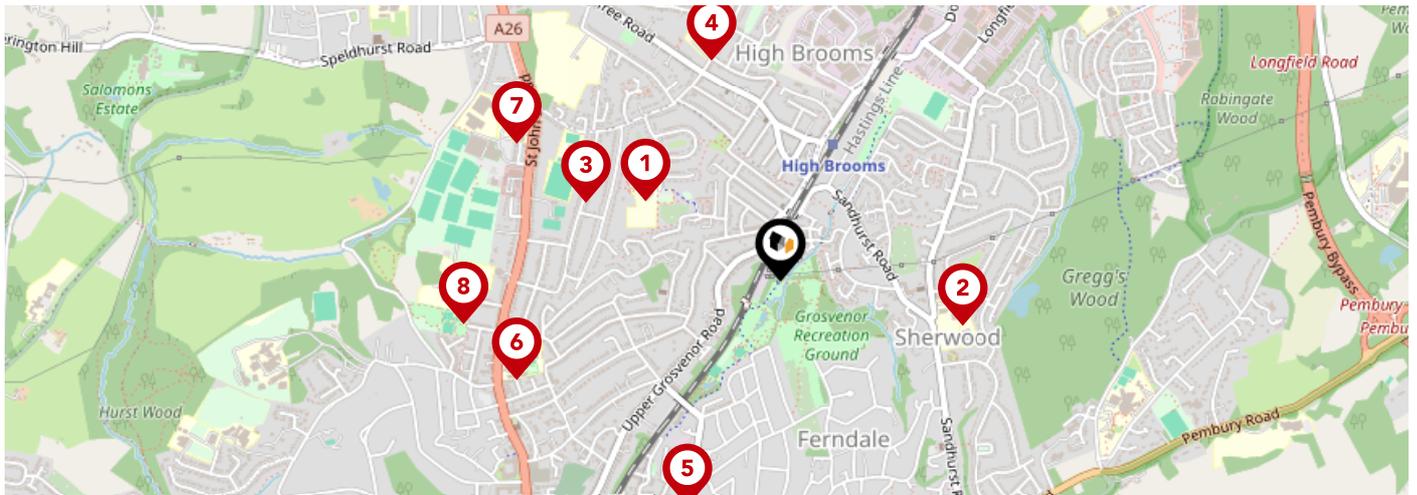
**D**

Valid until 10.12.2028

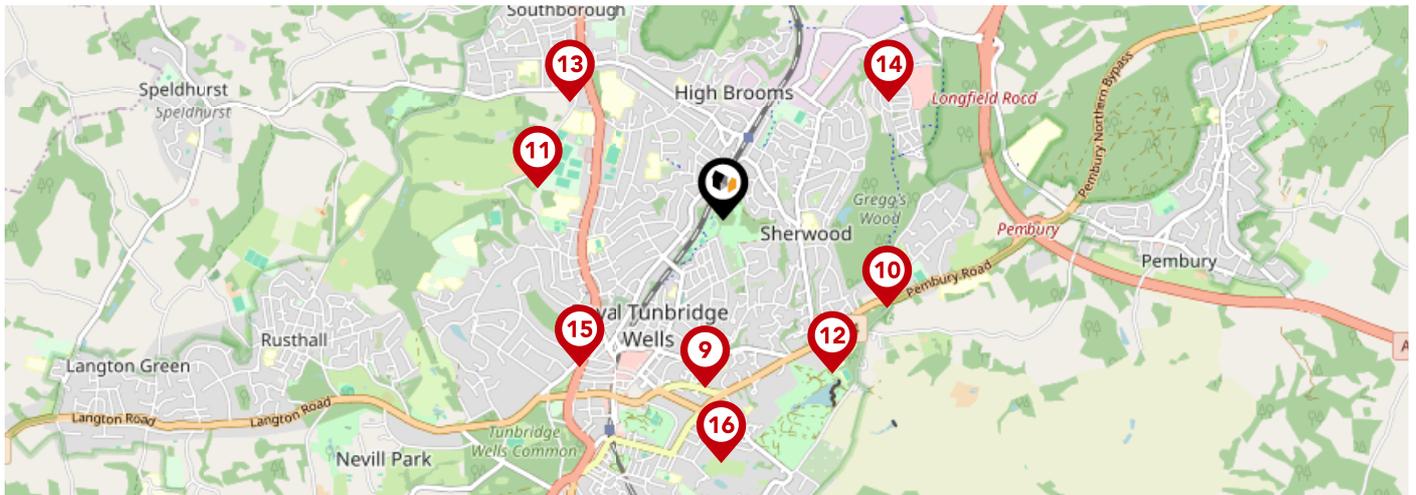
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	68   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Enclosed Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	Ground
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	40 m <sup>2</sup>



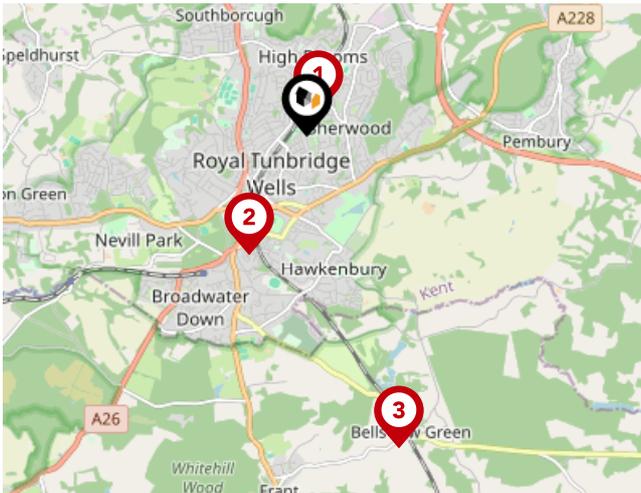
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St John's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 630   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Temple Grove Academy</b> Ofsted Rating: Good   Pupils: 197   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 273   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Matthew's High Brooms Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Requires improvement   Pupils: 358   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Barnabas CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Skinners' School</b> Ofsted Rating: Good   Pupils: 1118   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Tunbridge Wells Grammar School for Boys</b> Ofsted Rating: Good   Pupils: 1730   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Tunbridge Wells Girls' Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1042   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>St James' Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 629   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Skinner's' Kent Academy</b> Ofsted Rating: Good   Pupils: 1036   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Gregory's Catholic School</b> Ofsted Rating: Outstanding   Pupils: 1313   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Beechwood School</b> Ofsted Rating: Not Rated   Pupils: 354   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Two Bridges School</b> Ofsted Rating: Special Measures   Pupils: 1   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Skinner's' Kent Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Wells Free School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Peter's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

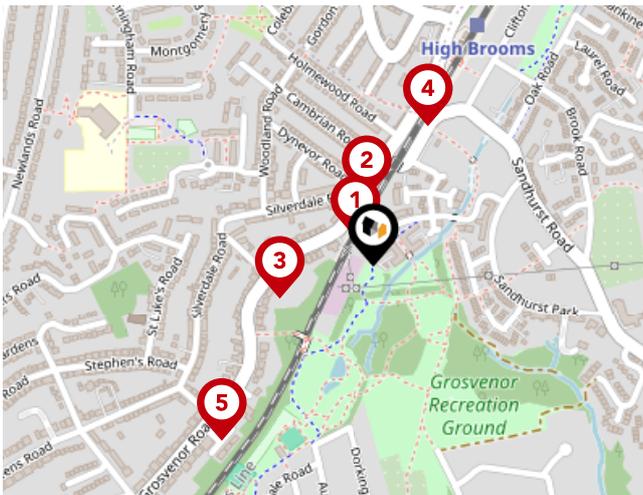
# Area

## Transport (National)



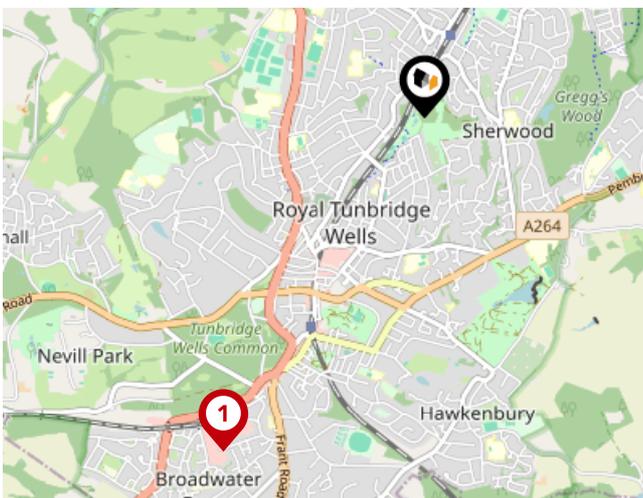
### National Rail Stations

Pin	Name	Distance
1	High Brooms Rail Station	0.24 miles
2	Tunbridge Wells Rail Station	1.24 miles
3	Frant Rail Station	3.04 miles



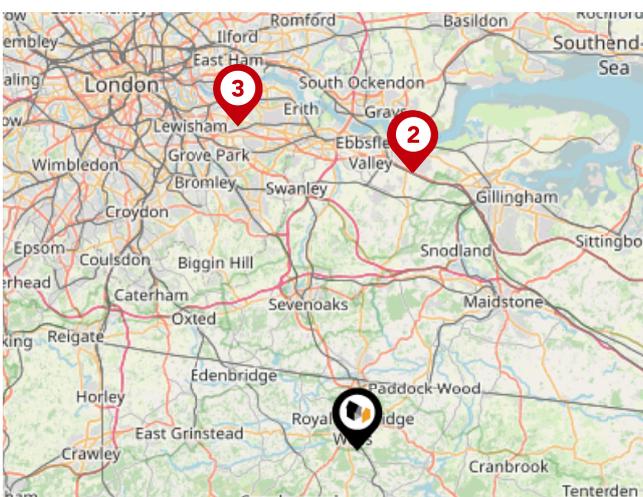
### Bus Stops/Stations

Pin	Name	Distance
1	Silverdale Road	0.04 miles
2	Silverdale Road	0.08 miles
3	Silverdale Lane	0.11 miles
4	High Brooms Railway Station	0.18 miles
5	Queen's Road	0.27 miles



### Local Connections

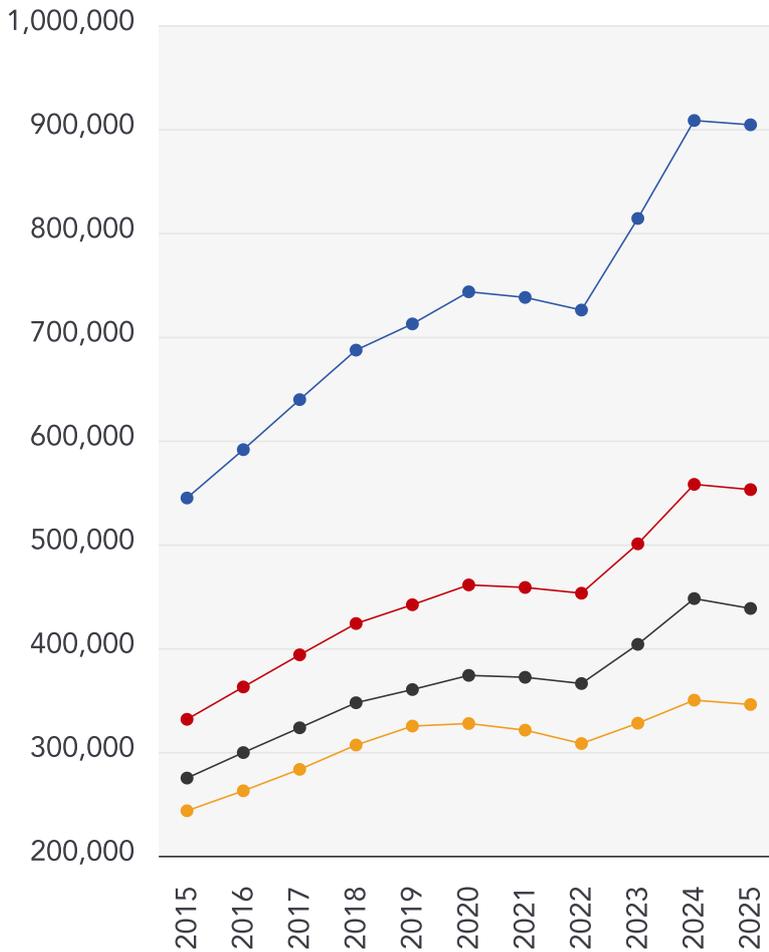
Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.81 miles



### Ferry Terminals

Pin	Name	Distance
1	West Street Pier	21.07 miles
2	Town Pier	21.07 miles
3	Woolwich Arsenal Pier	25.7 miles

### 10 Year History of Average House Prices by Property Type in TN2



Detached

**+66.01%**

Semi-Detached

**+66.77%**

Terraced

**+59.45%**

Flat

**+42.08%**



### Martin & Co Tunbridge Wells

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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

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