

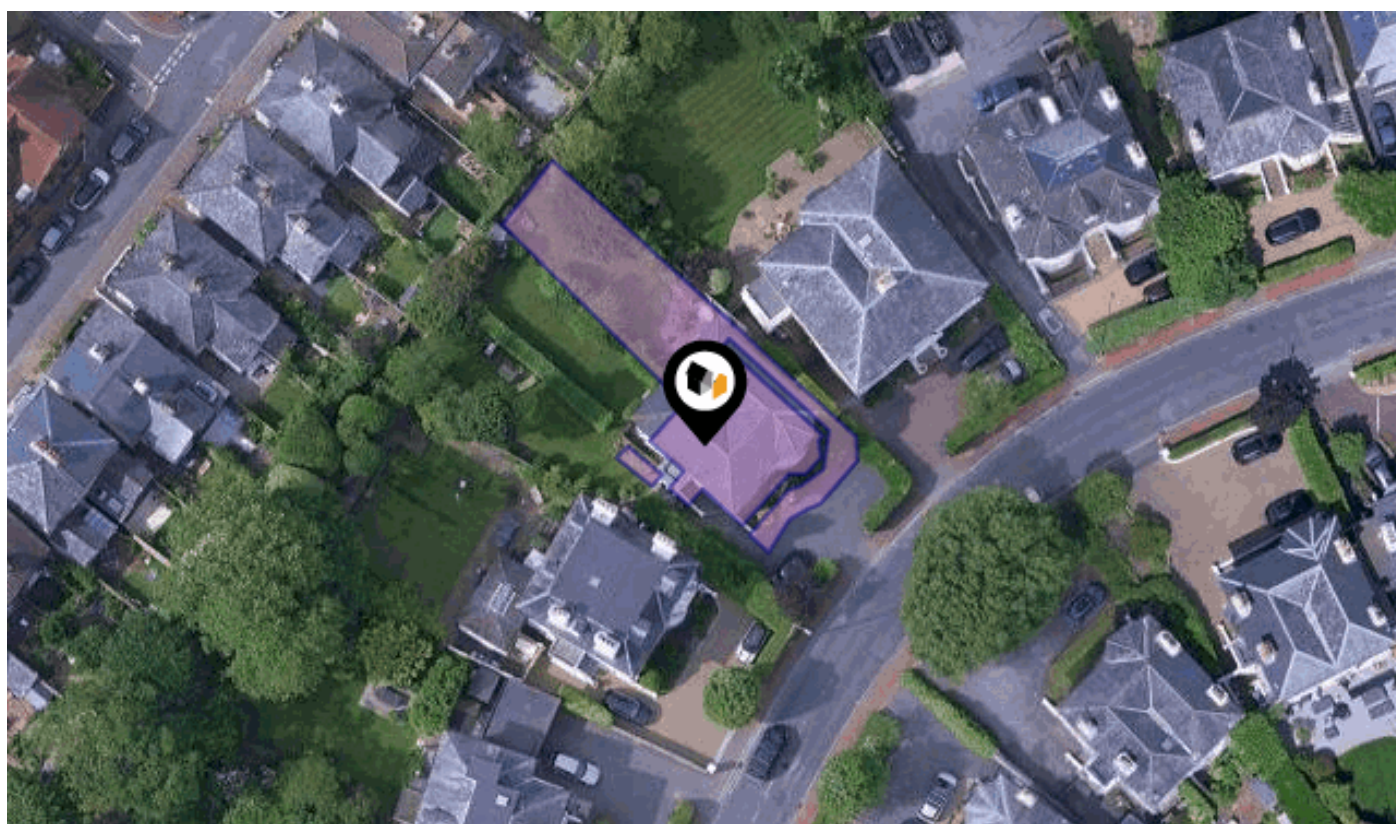


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd July 2025



LANDSDOWNE ROAD, TUNBRIDGE WELLS, TN1

Martin & Co Tunbridge Wells

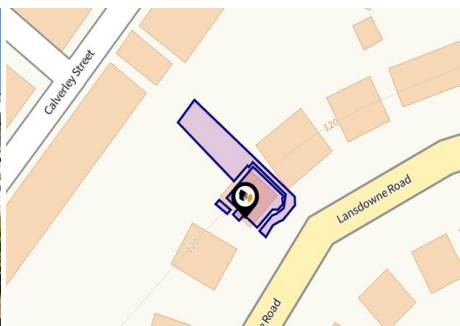
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Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	1,130 ft ² / 105 m ²
Plot Area:	0.08 acres
Council Tax :	Band C
Annual Estimate:	£2,086
Title Number:	TT133576

Tenure:	Leasehold
Start Date:	17/11/2021
End Date:	18/09/2196
Lease Term:	215 years from 18 September 1981
Term Remaining:	171 years

Local Area

Local Authority:	Kent
Conservation Area:	Tunbridge Wells Conservation Area
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	238 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



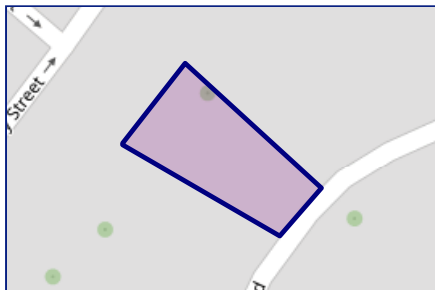
Satellite/Fibre TV Availability:



Planning records for: *Lansdowne Road, Tunbridge Wells, TN1*

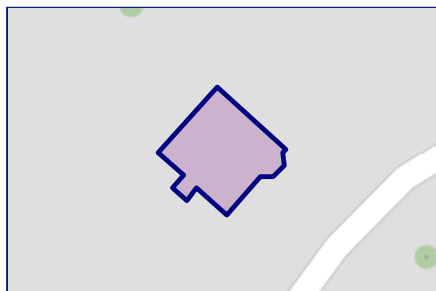
Reference - 16/505017/TCA	
Decision:	Decided
Date:	13th June 2016
Description:	Conservation area notification to 1no.Yew tree - reduce by 25%, 1no. Apple tree - thin by 15%

Freehold Title Plan



K337448

Leasehold Title Plan

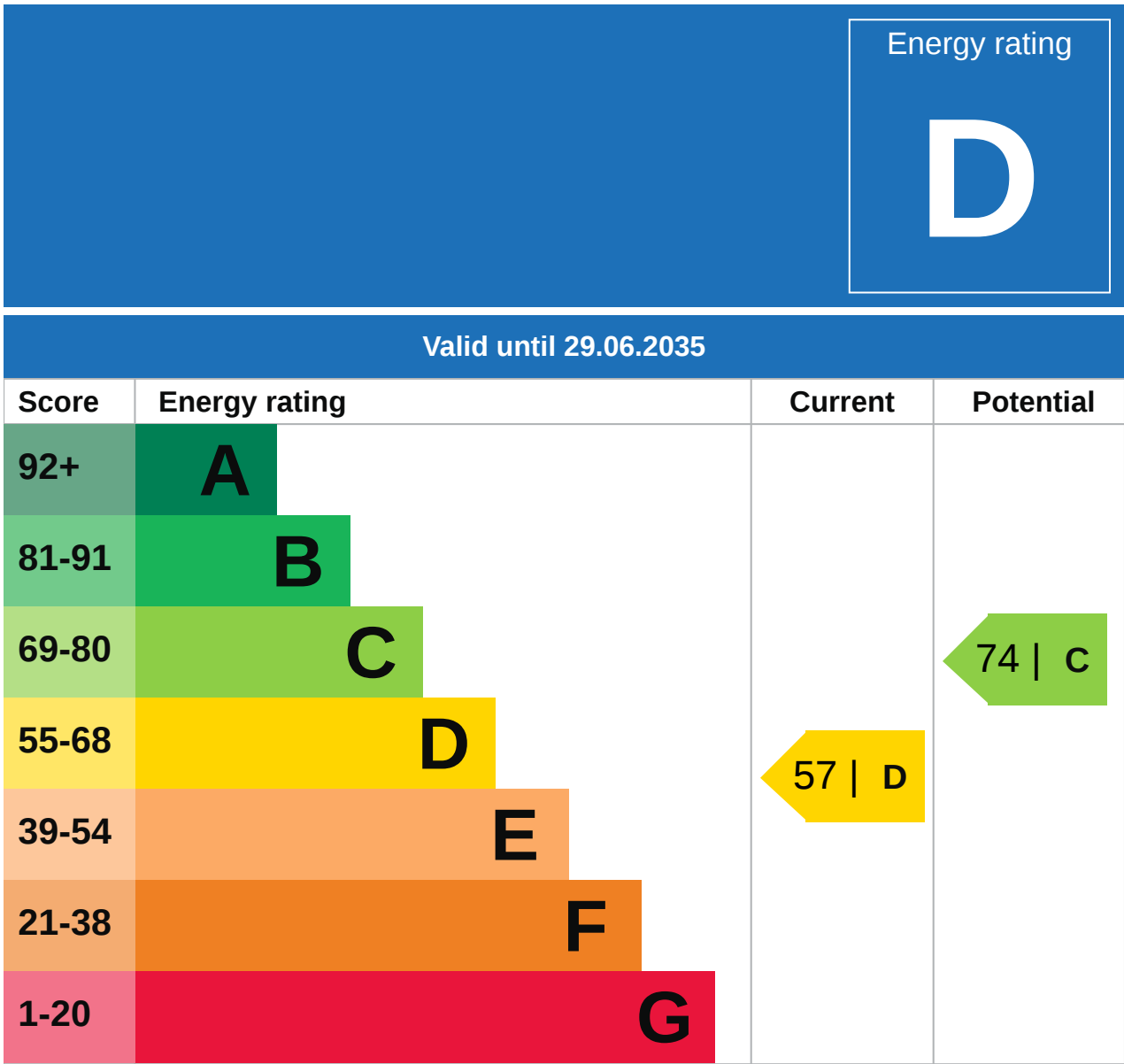


TT133576

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Additional EPC Data

Property Type:	Ground-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	(another dwelling above)
Roof Energy:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	From main system, no cylinder thermostat
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	105 m ²



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.



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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.



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