



## 1 bed apartment to buy in TN2

Sandhurst Road, Tunbridge Wells, Kent, TN2 3TD

**£140,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Box Bay Windows
- ✓ Double Bedroom
- ✓ Top Floor Flat
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000

As you step into this charming flat, you're immediately greeted by a sense of light and warmth through the entrance hall.

To your right is the bathroom, fitted with sleek, modern fixtures and a shower-over-bath combination that offers both style and practicality.

Continue straight ahead and you'll enter the living area, the true heart of the home. A beautiful box bay window floods the space with sunlight, creating a welcoming and airy atmosphere. There's ample space here for both lounging and dining, with handy built in storage cupboards tucked away.

Continuing through you'll find the bedroom, a comfortable double room with over the bed storage, an additional box bay window that fills the space with natural light. There's plenty of room for furniture, making it a calm and restful retreat.

The kitchen is bright and modern, featuring plenty of lower and upper counter storage, an integrated hob with extractor fan, and generous sleek contrast counter top space perfect for everyday cooking and entertaining.

The property also benefits from a well-positioned private balcony boasting a beautiful open view, providing a peaceful outdoor space. There are modern Storage Heaters, fitted in 2021 in compliance with current legislation.

The flat conveniently placed for local amenities, within easy reach of High Brooms station (0.5 miles) offering fast commuter services to London. Dunorlan Park is just 0.7 miles away, while Tunbridge Wells town centre is approximately 1.2 miles, providing a wealth of shopping, dining, and leisure opportunities. Tunbridge Wells remains a highly desirable place to live, attracting a wide range of buyers thanks to its excellent schooling options, both state and independent, including sought-after grammar schools. The town also offers an abundance of green spaces, from Dunorlan Park with its boating lake and sweeping lawns, to Tunbridge Wells Common and the historic Pantiles with its charming colonnades and lively year-round events. For sports and recreation, residents can enjoy local golf, tennis and cricket clubs, as well as the town's sports centre with swimming pool and indoor courts. Transport links are excellent, with two mainline stations and easy access to the A21 connecting to the M25 and wider motorway network.

\*These photos have been visually enhanced using AI\*

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 88

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £1,584.00

Price: Starting Bid £140,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# Glendale Court

Approximate Gross Internal Area  
452 sq ft - 42 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Sandhurst Road, Tunbridge Wells, Kent, TN2 3TD

Contact your local branch today for more information on this property:

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