

10 Broadwater House, 46 Broadwater Down

MADDISONS RESIDENTIAL







Important Information

Service Charge paid of £2,134.00 upon completion, held separately in the Clearview Asset Management Limited – Client Funds. This is currently sitting in a fund. Once first batch of plots complete Service Charge funds will go to the block managers with the portions by the units not yet completed covered by Clearview until they are complete. The year for block management starts from that moment and in the lead up to then, gardening, cleaning, and anything else that would need attention is carried out via their operatives on site. Once all units are sold, owners will have a Share of Freehold.

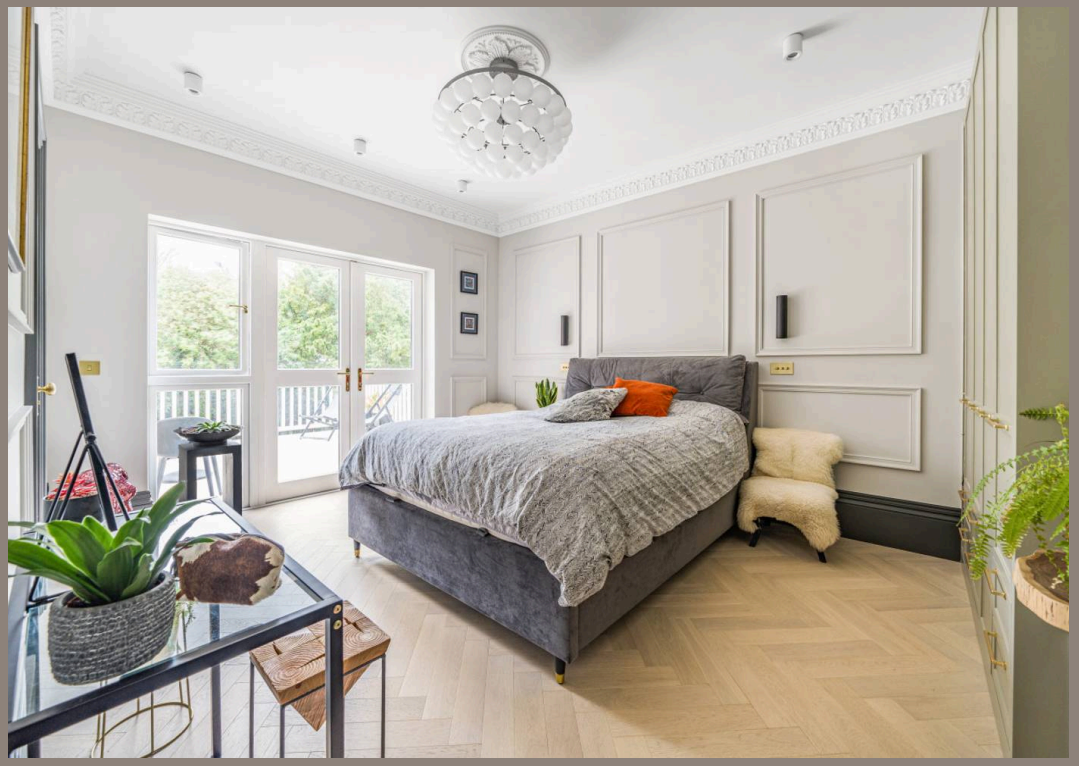
Location

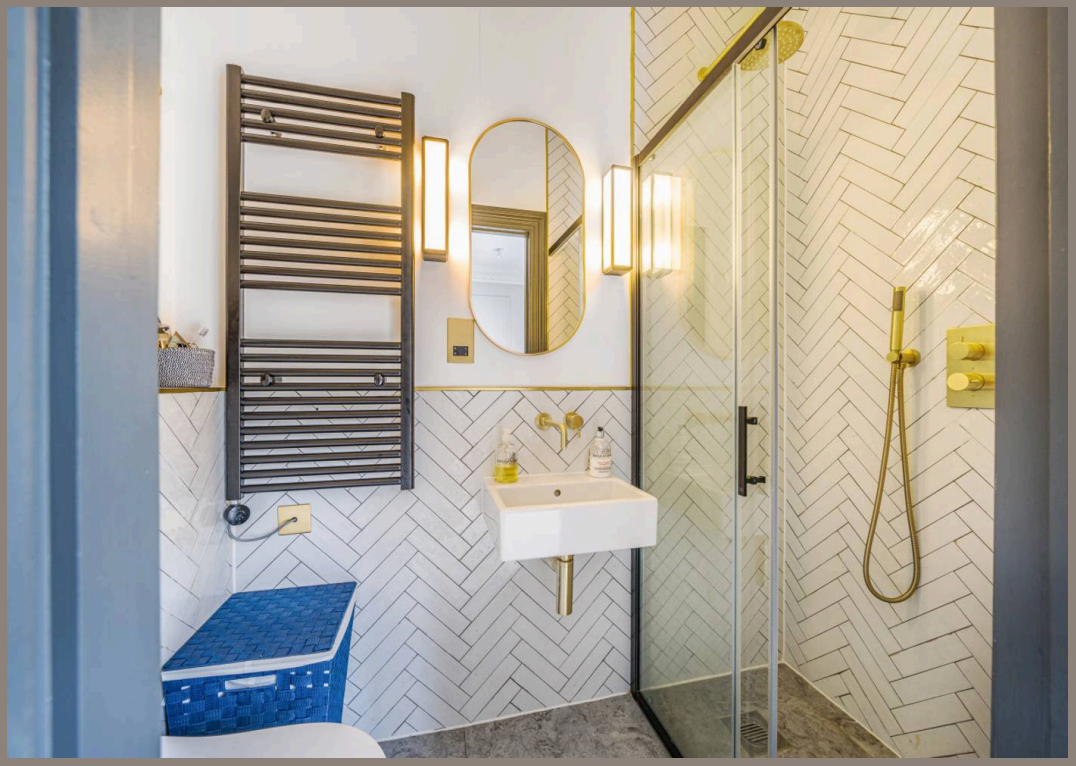
Broadwater Down is an historic and sought-after wide tree-lined residential road, much of which lies within a conservation area. The town centre is easily accessible and offers an extensive range of shops, restaurants, bars and two theatres. The historic Pantiles are about 0.7 miles away and the Woodland Trust's Hargate Forest, with its network of walking trails, can be accessed opposite the property. The mainline Tunbridge Wells station (about 1 mile) with regular services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street from 47 minutes. The A21 is accessible just north of Tunbridge Wells, linking to the M25 and thereby the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel terminus.

What We Love About This Property

We love the location, being within walking distance of The Pantiles and station in one direction and enjoying walks through woodland and farmland in the other. The absolute best of both worlds. The quality of the finish is exceptional and perfectly blends period styling with modern trends and comforts. Paired with the high ceilings and generous room proportions, this apartment gives you space to breathe and looking out onto trees around the property feels very restful. We love the doors out onto the balcony which our client says is perfect for relaxing, even on a sunny winter's day as it feels so sheltered. Being at the side











Broadwater Down, Tunbridge Wells, TN2

Approximate Area = 834 sq ft / 77.4 sq m

For identification only - Not to scale



FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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