

## Lansdowne Road, Tunbridge wells TN1

Tenure: Share of Freehold Borough: Kent

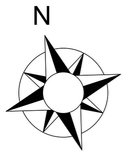
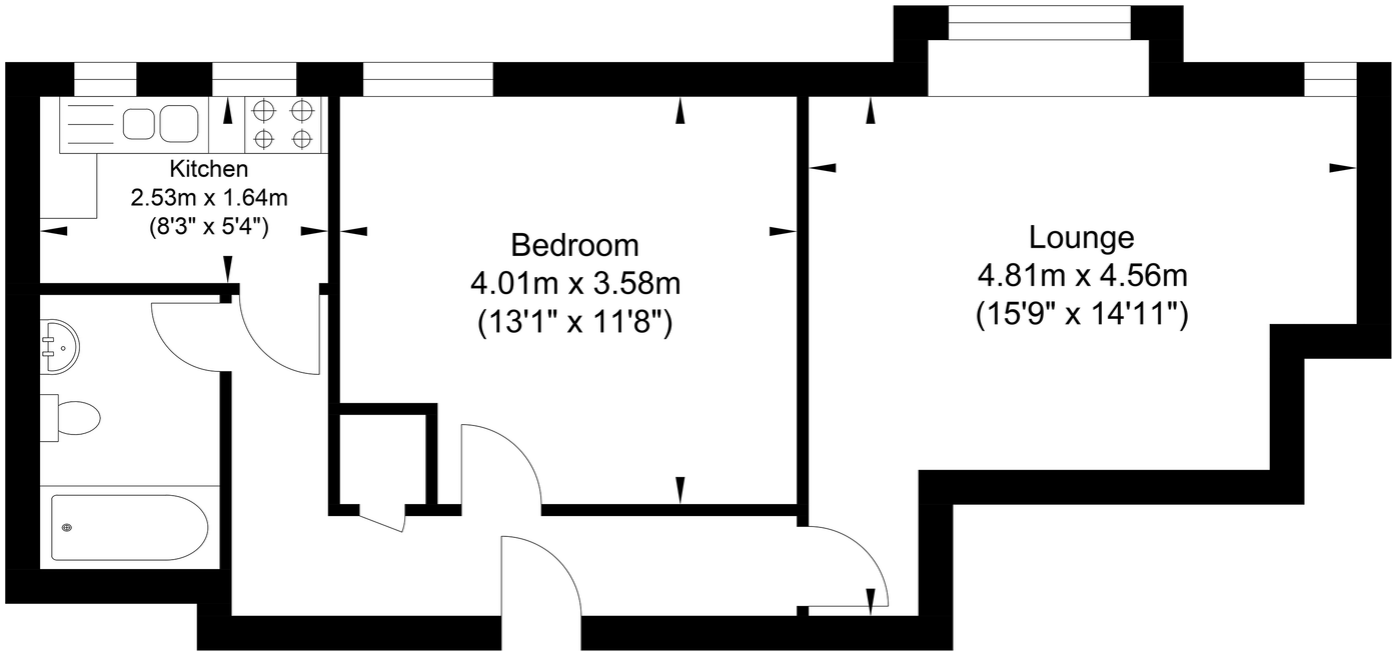
**Offers in excess of £230,000**

- Stylish finish
- Share of freehold



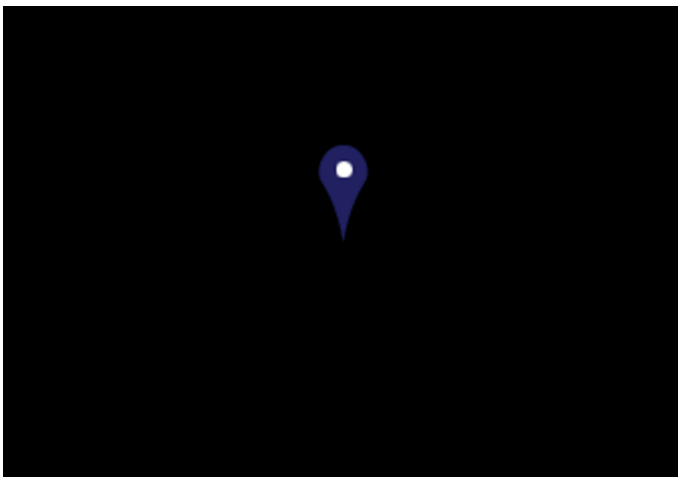
This apartment on the raised ground floor of a handsome detached, Victorian building is offered to the market chain free and finished in the most beautiful style. The flat comes with a share in the freehold, a large and well looked after communal garden and first-come, first-served off-street parking. The flat has an amazing reception with huge sash windows overlooking the garden and high ceilings. The bathroom and kitchen are of a contemporary design and the bedroom is very large. Lansdowne Road is a short walk from the excellent shops, bars and restaurants of central Tunbridge Wells. In accordance with the 1979 Estate Agents act we inform you that the owner of the property is an employee of Brooks Estate Agents limited.

# Fitzroy Court, Lansdowne Road, Tunbridge Wells



Approximate Floor Area  
550.68 sq ft  
(51.16 sq m)

Approximate Gross Internal Area = 51.16 sq m / 550.68 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy performance certificate (EPC) - Flat as energy certificate - <https://bed-energy-certificates.digital.construction.gov.uk/energy/>

Address Flat 4 Fitzroy Court 25 Lansdowne Road Tunbridge Wells TN11 3JG	Energy rating <b>D</b>	Date issued 26 February 2020
Property type Mid-floor flat	Confidence High (92.3-92.9-92.9-92.9)	Energy score 60
Total floor area 44 square metres		

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/428484/landlord-guidance.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/428484/landlord-guidance.pdf)).

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

**Important Notice**

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.