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expertise without all the fees

0845 603 9909

Lake Court £190000

Property details:

20/05/2013 14:54:06

CHAIN FREE - QUICK SALE POSSIBLE PRICE RANGE £185,000 - £190,000. Housesimple are delighted to offer this well-presented 2 bedroom family property for sale, situated in the sought after area of St James in Royal Tunbridge Wells. The accommodation comprises a living room, kitchen, 2 bedrooms - 1 with en-suite - and a family bathroom. The property also benefits from access to a secure gated parking area and has gas central heating throughout.

Local transport links include High Brooms station, around 10 minutes walk away, and Tunbridge Wells station, around 15 minutes walk away, both with fast services to London. The nearest bus stop is around 2 minutes walk away with buses serving the local and surrounding area and accessing most nearby towns. There are good links to the road and motorway network with the M25 around 20 minutes drive away.

The property is well situated for local amenities. There is no passing traffic in front of the flat which overlooks Grosvenor Park. The Tunbridge Wells Leisure centre is approximately 5 minutes drive away and the nearest gym is around a 5 minute walk.

Viewing is highly recommended.

Tenure : Leasehold

Bedrooms : 2

Ref : HSS1941LAKE

OEA Ombudsman estate agents

OFT Approved code

Housesimple.co.uk, 26 York Street, London W1U 6PZ
Tel: 0845 603 9909 Fax: 0845 603 9908
info@housesimple.co.uk www.housesimple.co.uk

MISREPRESENTATION ACT, 1967. Conditions under which these particulars are issued Housesimple.co.uk for themselves and for the vendors or lessors of this property whose agents they are, give notice:-
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Room details:

Entrance/Hallway

Entrance hallway leading to living room, bedrooms and family bathroom.

Living Room

Window to front aspect and fully carpeted with ample space for table and chairs. (3.28M X 4.75M)

Kitchen

Base and eye level storage units and oven with overhead extractor. (1.92M X 2.82M)

Bedroom 1

Window to front aspect, fully carpeted, en-suite and radiator. (2.79M X 4.38M)

En-suite

Shower, with low-level flush WC and hand-wash basin.

Bedroom 2

Window to front aspect and fully carpeted. (2.65M X 3.65M)

Bathroom

Bath with overhead shower, low-level flush WC and hand-wash basin.

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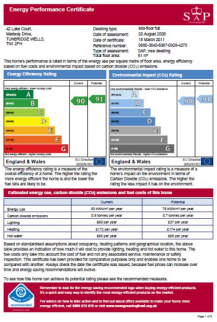

Energy Performance Certificate

SAP

42 Lake Court,
Mashop Drive,
TUNBRIDGE WELLS,
TN1 2PH

Dwelling type:	Mid-floor flat
Date of assessment:	25 August 2008
Date of certificate:	18 March 2010
Reference number:	0370-2827-6224-4275
Type of assessment:	SAP, new dwelling
Total floor area:	61 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC — D

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO2) Rating

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	G	
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC — G

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO2) emissions and fuel costs of this home

	Current	Potential
Energy use	93 kWh/m² per year	78 kWh/m² per year
Carbon dioxide emissions	2.9 tonnes per year	2.7 tonnes per year
Lighting	£60 per year	£37 per year
Heating	£772 per year	£774 per year
Hot water	£85 per year	£85 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The figures do not take into account the cost of any fixed or standing charges, or any discounts that may apply at the time of inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

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