

for sale

shared ownership **£57,000**



## Cedar House The Avenue Tunbridge Wells TN2 3FY

A delightfully charming one bedroom second floor apartment brought to the market with 30% shared ownership. Ideal for first time buyers looking to take their first leap onto the property ladder.

# Cedar House The Avenue Tunbridge Wells TN2 3FY

## Second Floor

### Communal Entrance & Lift

### Entrance Hall

### Kitchen/Lounge/Dining Room

21' 11" Max x 10' 8" Max ( 6.68m Max x 3.25m Max )

L-Shape

### Bedroom One

11' x 10' 10" ( 3.35m x 3.30m )

### Bathroom

### Outside

### Allocated Parking

### Communal Gardens

## Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and



High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

## **Agents Note**

This property is currently under shared ownership in conjunction with Moat Homes Housing Association who have criteria for any purchase, the advertised price is for the sellers 30% share.£461.24 per month is paid to the Housing Association as rent for the retained share. Service Charge is £2783.16. Please contact with Moat Homes Housing Association for guidance on purchase requirements.

In addition, Moat Homes Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 30% share and the remaining 70% share from Moat Homes Housing Association providing a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.





To view this property please contact Connells on

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5 Vale Road  
TUNBRIDGE WELLS TN1 1BS

Property Ref: TWL406945 - 0011

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2783.16

Ground Rent: Ask Agent

**view this property online**  
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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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