



Flat 56, Fernbank Tollwood Park
Crowborough, TN6 2XS
£1,300 Per Calendar Month



A beautifully presented, bright and airy two-bedroom flat, on a popular development within walking distance of Crowborough High Street and the railway station in Jarvis Brook.

The property has a double aspect lounge/diner which leads onto the private balcony, two bedrooms, one with a wardrobe, a modern fitted kitchen, the bathroom has a bath with shower over.

Available November. EPC D Council Tax Band B

BATHROOM

A modern, well-appointed bathroom adds to the home's appeal, an ideal place to retreat at the end of a busy day.

OUTDOOR SPACES & AMENITIES

Set within a well-maintained development, residents can enjoy access to beautifully landscaped communal gardens, adding to the sense of tranquility and community. Additionally, the property benefits from a garage en-bloc and a resident parking area on a first-come, first-served basis, ensuring stress-free living.

PRIME LOCATION WITH EXCELLENT CONNECTIONS

Located in the sought-after Montargis Estate, this property sits midway between Crowborough town centre and Jarvis Brook mainline station, providing direct train services to London in approximately one hour. For those who need to travel further afield, Tunbridge Wells is just seven miles away, offering a fast rail service to London in around 45 minutes.

Crowborough itself boasts an excellent selection of junior and senior schools, as well as outstanding sporting and leisure facilities, including golf at The Beacon and Boars Head courses, Crowborough Tennis & Squash Club, and the Crowborough Leisure Centre. Outdoor lovers will appreciate the proximity to Crowborough Country Park and the stunning Ashdown Forest, offering endless opportunities for walking, cycling, and exploring.

With its stylish interiors, desirable location, and excellent transport links, this home truly offers the best of modern living. Don't miss out - schedule your viewing today!

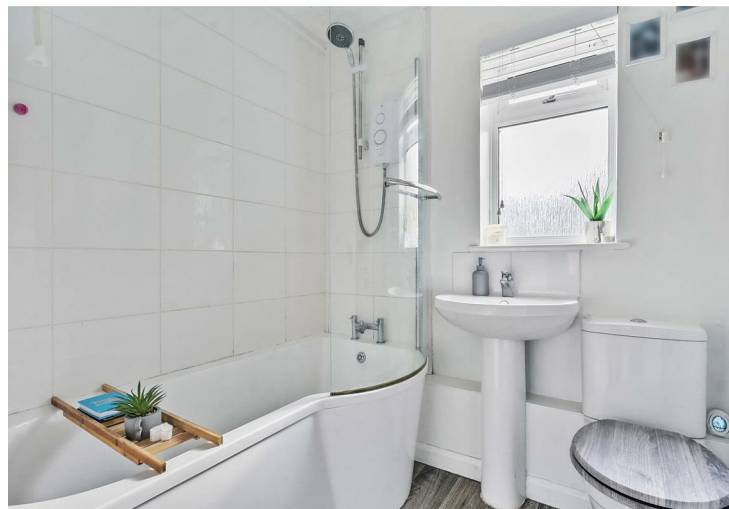
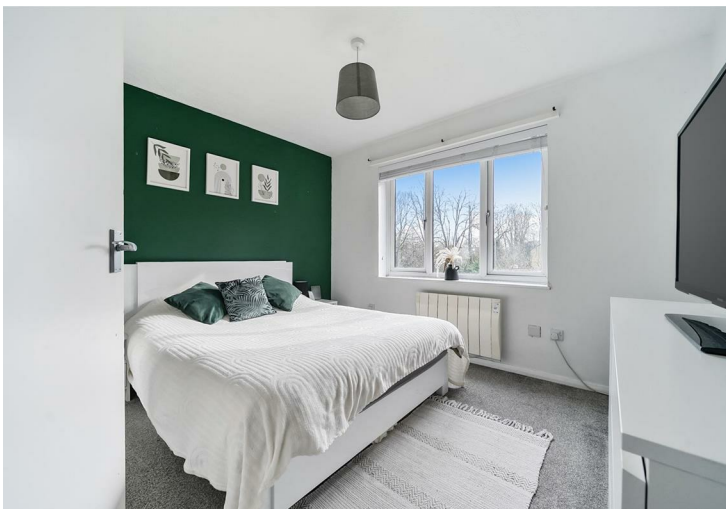
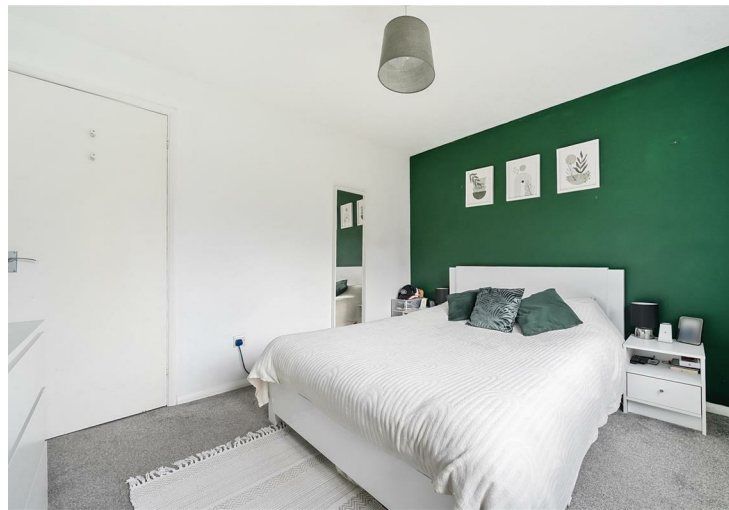
Additional Information:

Length of lease is 150 years, commenced December 1981

- The management company is Southdown Estates, Polegate

Maintenance Charge is £330 per quarter, this includes Building insurance, cleaning of communal areas, window cleaning, communal garden maintenance, maintenance and decorating of communal areas.

The ground rent is £300 per year, paid in June



Floor Plan



Viewing

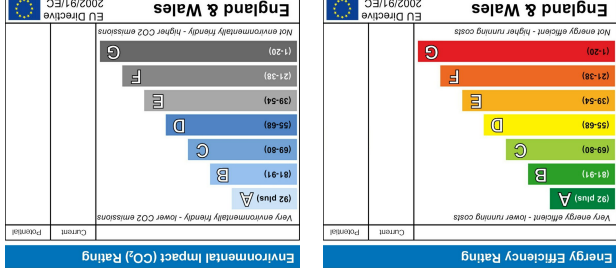
Please contact our Banfield Estate Agents Office on 01892 653333

if you wish to arrange a viewing appointment for this property or require further information.

01892 653333

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Energy Efficiency Graph



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Area Map

