



36 London Road
Tunbridge Wells, TN1 1DL
Offers Over £475,000



This luxury apartment boasts an exceptional location, just a stone's throw away from the town centre, the common, and mainline station. Let's delve into its features:

Location:

Centrally positioned, the apartment is merely 0.1 mile from Tunbridge Wells High Street and the mainline railway station, offering easy access to London Bridge in just 42 minutes. Additionally, it's conveniently close to various amenities such as shops, boutiques, and restaurants.

Accommodation:

Upon entering through the private front door, you are greeted by a spacious reception hall adorned with storage cupboards. The highlight is the stylish open-plan kitchen and dining area, characterized by large windows that flood the space with natural light.

Bedrooms and Bathrooms:

The apartment comprises two impressive double bedrooms, each boasting luxurious en suite bathrooms for maximum comfort and privacy. Additionally, there's a separate w.c. for added convenience.

Parking:

The property includes the added benefit of one parking space, ensuring hassle-free parking arrangements for residents.

Outdoor Spaces:

Residents can enjoy the proximity to the open green spaces of Tunbridge Wells, ideal for leisurely strolls or outdoor activities. The historic Pantiles, offering an array of dining options, are also conveniently located approximately 0.2 miles away.

Leisure Facilities and Schools:

Tunbridge Wells offers a plethora of leisure facilities, including golf, tennis, and cricket clubs, as well as boating at Dunorlan Park. Moreover, it is well-situated for various schools, including Skinners and Tunbridge Wells Girls.

Distances:

The property enjoys close proximity to key landmarks and transportation links, including Tunbridge Wells High Street (0.1 mile), The Pantiles (0.2 mile), and the A21 at Pembury (3 miles). The M25 (J5) is also easily accessible at a distance of 14 miles.

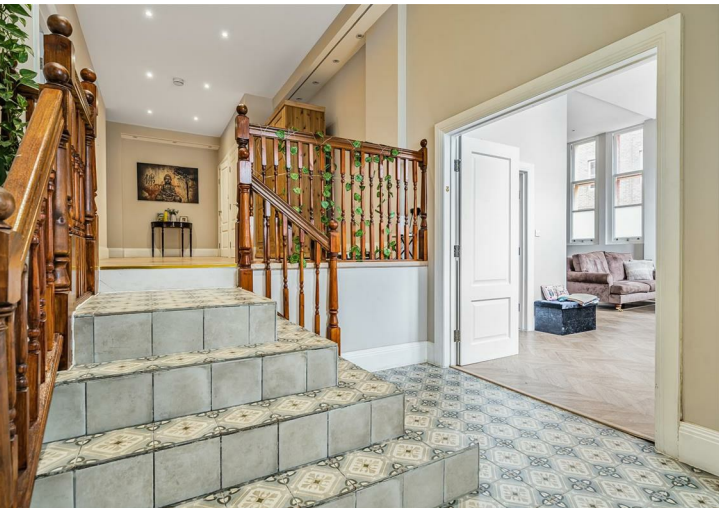
In summary, this luxury apartment epitomizes sophisticated urban living with its prime location, stylish interiors, and convenient amenities, making it an ideal choice for discerning residents seeking a premium lifestyle in Tunbridge Wells.

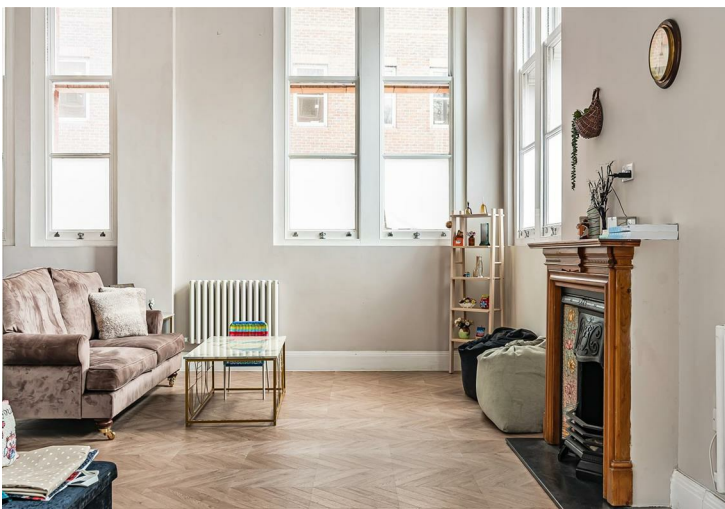
Additional Information:

Service Charge - £2,041.61

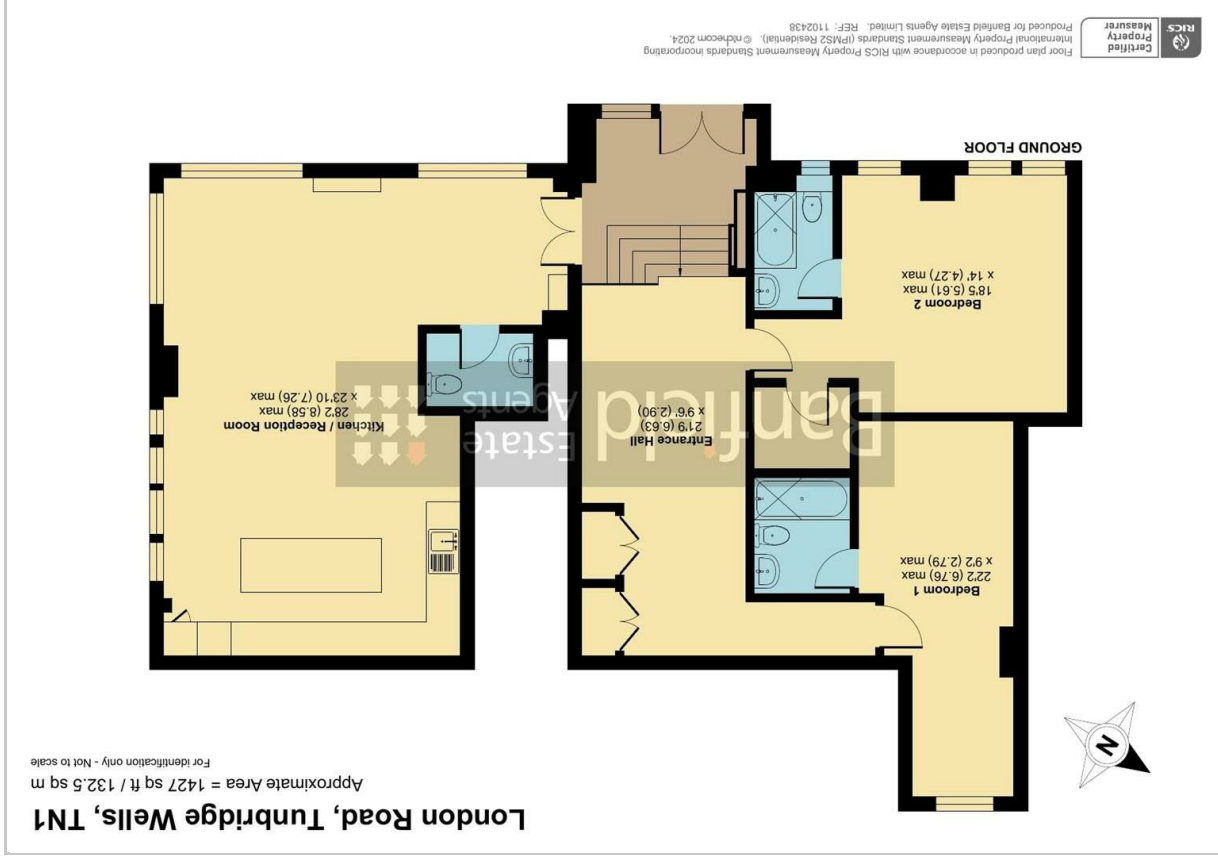
Lease Details - 975 years remaining

Council Tax Band - D





Floor Plan



Viewing

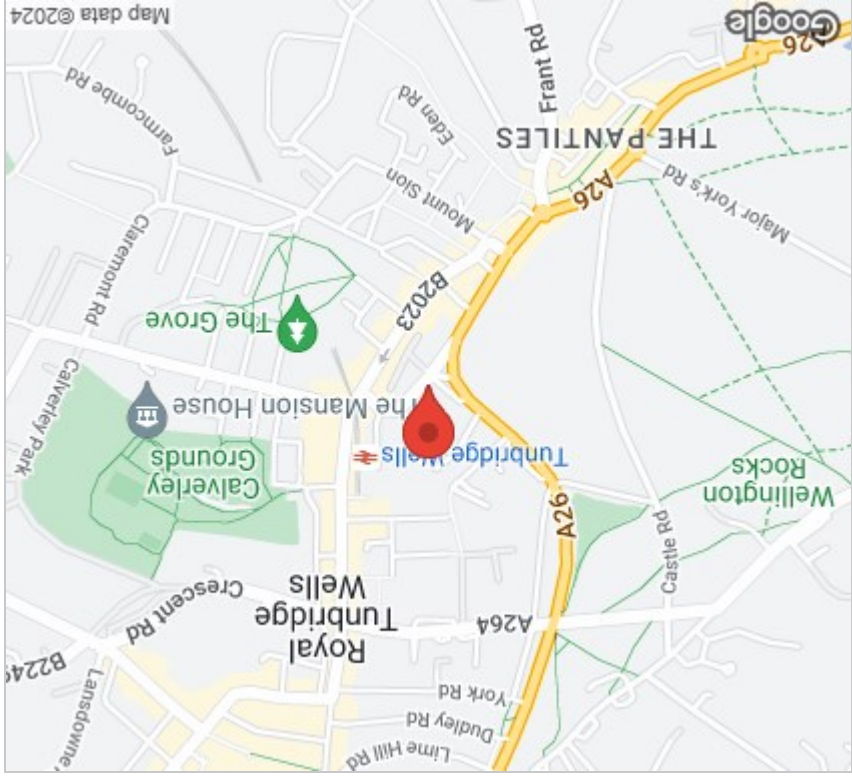
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Energy Efficiency Rating	
Current	Potential
A (33 kWh)	A (33 kWh)
B (45 kWh)	B (45 kWh)
C (55 kWh)	C (55 kWh)
D (65 kWh)	D (65 kWh)
E (75 kWh)	E (75 kWh)
F (85 kWh)	F (85 kWh)
G (95 kWh)	G (95 kWh)

Very energy efficient - lower running costs
 Low energy efficient - higher running costs

EU Directive 2002/91/EC

Energy Efficiency Graph



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