



York Road, Tunbridge Wells, Kent



 **KMJProperty**  
Your local independent Estate Agent

- No Ground Rent
- Council Tax Band A
- Spacious
- Buy-to-Let opportunity
- Central Tunbridge Wells Location
- 1 Bedroom Flat
- Tenant-in-Situ

This lovely Victorian property is being sold chain free but the property is tenanted on an AST at rent of £850pcm. The vendor is looking for an investment buyer who will be willing to keep on the current tenant.

Entering the property to your left is the bathroom providing you with a shower cubicle, w.c., and wash hand basin set into a vanity unit.

Continuing through the property is the main bedroom directly ahead of you giving a light, bright and spacious area, providing you with built in storage/ wardrobe space and room for a double bed.

Moving through into the lounge/dining area this wide open, bright space creates a versatile environment .

Linked conveniently to the lounge is the kitchen providing ample lower and upper storage, plenty of counter top space, integrated kitchen appliances and a partly tiled splash back wall.

The property is perfectly situated in the centre of Tunbridge Wells, giving easy access to a wide range of bars, restaurants, coffee shops and other shopping options and amenities. The mainline station is within walking distance and offers direct services to London and the coast.

We understand that current market rent for this property would be £900 pcm.

Leasehold  
 Lease extended :159 Years left remaining  
 No Ground Rent  
 Service charge £125 PCM  
 NO LIFT

Council Tax Band A  
 EPC Rating: C

**MORE PROPERTIES REQUIRED IN ALL AREAS**





## Notes

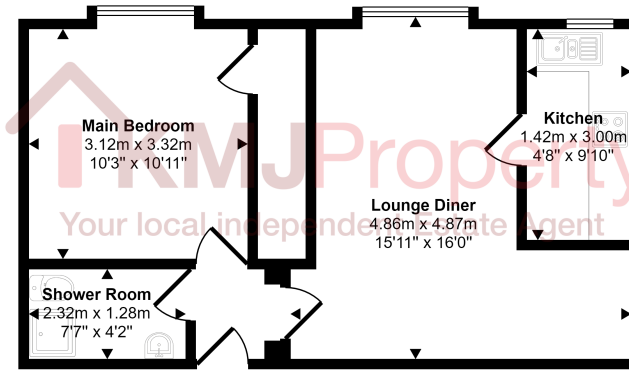
Starting at Tunbridge Wells Train Station, Turn right onto Vale Road (80 Yards), Bear right onto Vale Road (110 Yards)

Bear right onto London Road (40 Yards), Turn right onto York Road (0.3 miles), The destination is on your left (140 Yards)

Council Tax: A

Tenure: Leasehold

Approx Gross Internal Area  
41 sq m / 443 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**AGENT NOTE:** KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

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01342 833333



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AGENTS

Tunbridge Wells

Crowborough

Forest Row

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PROPERTY  
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2022  
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WELLS