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**KMJProperty**  
Your local independent Estate Agent

# Crescent Road, Tunbridge Wells

Guide Price £260,000

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Being Sold via Secure Sale. Terms & Conditions apply. Starting Offers £260,000

Converted in 2003, this impressive apartment presents an exceptional opportunity to reside at the heart of Tunbridge Wells town centre.

Upon entering, you are welcomed by a generously sized hallway. The floor-to-ceiling windows in the lounge area allow natural light to flood the space, creating a bright and open atmosphere.

To the left, you'll find two double bedrooms, both featuring built-in wardrobes. These rooms are serviced by a modern bathroom equipped with a fitted tub and an overhead shower.

The kitchen is well-appointed with integrated appliances, including a four-ring gas hob and ample countertop space.

The lounge/diner is a notable highlight, measuring over 22ft in length and offering dual aspect views overlooking the charming period homes of Calverley Park Crescent.

#### OUTSIDE

The apartment includes an allocated parking space within the secure confines of the development's electric gates. Additionally, there is a communal bin store.

#### LOCATION

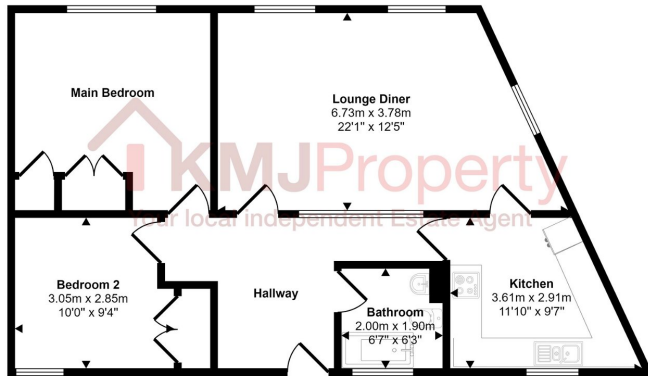
Carrs Court is ideally situated just a few hundred yards from Royal Victoria Place shopping centre and close to the scenic Calverley Grounds. Calverley Road offers an array of shops, pubs, and restaurants, providing year-round enjoyment. The historic Pantiles is also conveniently located only 0.8 miles away.

#### TRAVEL

Mainline rail services are accessible via Tunbridge Wells station (0.4 mile) or High Brooms station (1.4 miles), offering fast and frequent trains to London Charing Cross or Cannon Street in under one hour.



Approx Gross Internal Area  
72 sq m / 772 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.

- 2 Double Bedrooms
- Open Plan Living
- Gated Development
- Leasehold
- EPC: D
- Central Location
- Modern Fitted Kitchen
- Secure Parking
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Offices in Tunbridge Wells & Crowborough

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