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 **KMJProperty**
Your local independent Estate Agent

Dorking Road, Tunbridge Wells, Kent, TN1 2LP

Offers In Region Of £275,000

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Located on Dorking Road, this ground floor apartment benefits from a prime location close to the amenities of Tunbridge Wells, including shops, restaurants, and excellent transport links. Whether you're browsing the vibrant town centre or taking a peaceful walk through nearby parks, this property offers easy access to everything you need.

This property benefits greatly from a private, ground floor entrance. Upon entering, you'll immediately notice the seamless flow of the living spaces, which create a warm and inviting atmosphere. The spacious living room is ideal for both relaxation and entertaining, with large windows that allow natural light to flood the interior.

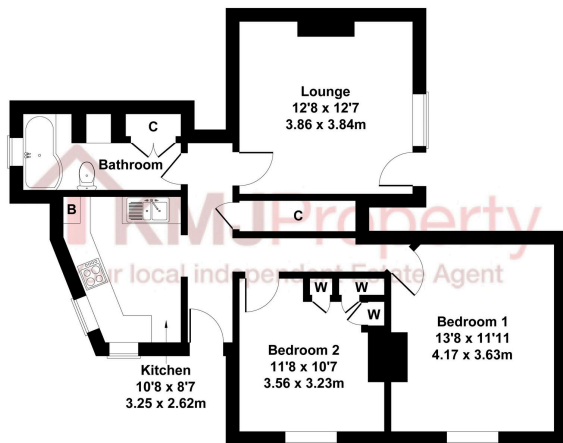
The apartment comprises two well-appointed bedrooms, each providing a comfortable retreat at the end of the day. A standout feature of this property is the private garden which is accessed through a stable door at the back of the property, giving direct access to the secluded space which is perfect for relaxing, dining al fresco, or pursuing gardening interests. Additionally, residents can enjoy the communal gardens, offering a lovely setting for socialising and outdoor leisure with neighbours and friends.

St James' in Tunbridge Wells is a highly sought-after area known for its charming blend of period properties, leafy streets, and a strong sense of community. Situated close to the town centre, it offers convenient access to a range of amenities, including boutique shops, cafes, and well-regarded schools. The area is also within walking distance of beautiful parks and green spaces, making it ideal for families and professionals alike. With excellent transport links to London and surrounding areas, St James' combines the best of suburban living with urban convenience. High Brooms Station is a 0.8 Mile walk and Tunbridge Wells mainline station is a 1 mile walk.



Dorking Road

Approximate Gross Internal Area
721 sq ft - 67 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

- Ground Floor
- Private Entrance
- Private & Communal Gardens
- Central Location
- 1m From MLS
- Leasehold
- EPC - D
- Council Tax Band - B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN CROWBOROUGH

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FEDERATION
OF INDEPENDENT
AGENTS

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- 📍 Crowborough
- 📍 Forest Row

BRITISH
PROPERTY
AWARDS

2022

★★★★★

GOLD WINNER

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TUNBRIDGE WELLS