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# Holme Grange, Rusthall Road, Tunbridge Wells

Guide Price £90,000

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Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

Offered through modern auction, this spacious one-bedroom ground floor flat for over 60s presents a fantastic opportunity for first-time buyers, downsizers, or investors alike.

As you enter the property, you are greeted by a welcoming entrance hallway that leads you through to the main living areas, providing a sense of flow and separation from the rest of the home.

The bright and generously sized living room features a lovely bay window overlooking the well-kept rear gardens, creating a peaceful outlook and flooding the space with natural light. There's ample room for both a seating area and dining furniture.

The kitchen is well-appointed with plenty of upper and lower storage units, ample worktop space, and room for appliances—making it a practical and efficient cooking space.

The double bedroom is comfortably sized and includes built-in wardrobe storage, with further space for additional furnishings if desired.

The bathroom is fitted with a overhead shower with a handy grab rail, WC, and a wash basin. There is also plenty of cabinet storage as well as tiled shelving for added convenience.

Externally, Holme Grange offers well-tended communal gardens, stocked with mature shrubs and plants. Benches are positioned throughout, offering relaxing spots to enjoy the peaceful surroundings. Residents' parking is also available.

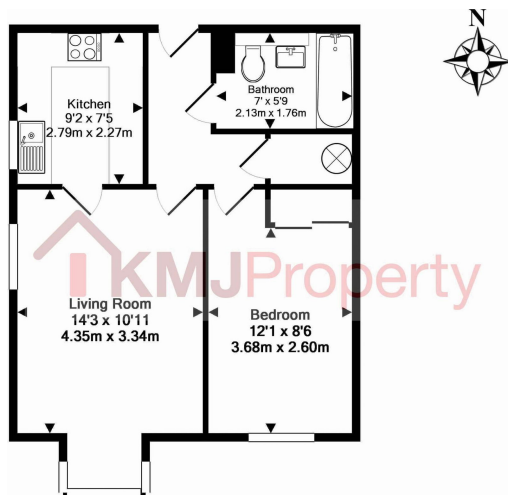
Rusthall offers a range of shops and amenities including General Stores, Chemist, Butchers, Bakers, Hardware Store, Hairdressers, Greengrocers, Medical Centre, Library etc. Rusthall also has good bus links with Tunbridge Wells, with the 281 bus passing between village and town every 12 minutes in peak times. Tunbridge Wells offers a wider range of shops and facilities including a mainline station with services to London and the coast.

Service Charge: £2884.38 per year

Years Left on Lease: 58







TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)

Whilst every effort has been made to ensure accuracy, measurements are approximate and no responsibility is taken for error or omission. Total floor area includes garages and outbuildings. Made with Metropix ©2013

- Over 60s
- 1 bedroom
- Well Equipped Kitchen
- Well-Tended Communal Gardens
- EPC: D
- Ground Floor
- Spacious Living Room
- Bedroom with Built in Storage
- Desirable Location
- Council Tax Band: A

