



**Flat 3 Hamilton House**  
Tunbridge Wells Kent

\*CHAIN FREE\* A noticeably spacious ground floor apartment (almost 1500 Sq.ft.) requiring some modernisation, benefiting from residents parking, communal gardens, and located within easy reach of the town centre and mainline station.

## Guide price £350,000 Leasehold

### Situation:

The property is situated close to the centre of Tunbridge Wells, within easy reach of the towns many amenities.

Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria Place shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces and parks, and there are a wide variety of bars, coffee houses and restaurants.

For the commuter, Tunbridge Wells mainline station provides a regular service to London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

### Description:

The property is a particularly spacious apartment and includes permit resident parking.

The accommodation includes; a good-sized entrance hall with wood effect flooring and hanging hooks for coats; a well-proportioned kitchen breakfast room with a wide range of shaker style wall and base units, complementary work surfaces, attractive tile splashbacks, stainless steel sink, and integrated appliances including Bosch 4 ring hob, oven, dishwasher, washing machine and fridge and freezer.

The apartment has an incredibly spacious living room (extending to 26ft) with a fireplace as its focal point with gloss surround and hearth and bay window providing a good deal of light.

There are three large double bedrooms, one of which benefiting from an en-suite bathroom with walk in shower with wall tiling, low lying w/c, and hand basin. There is also a good-sized family bathroom with bath and shower over, wall tiling, low lying w/c, hand basin, and adjacent good-sized storage cupboard.

The property also benefits from plenty of residents parking in addition to well-maintained communal gardens.

Ground rent £75.75 (six monthly), and service charge £1640.50 (six monthly), and will be offered with a 110 year lease on completion

**Services:** Mains water and electricity.

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Council tax band:** D (£2032.77)

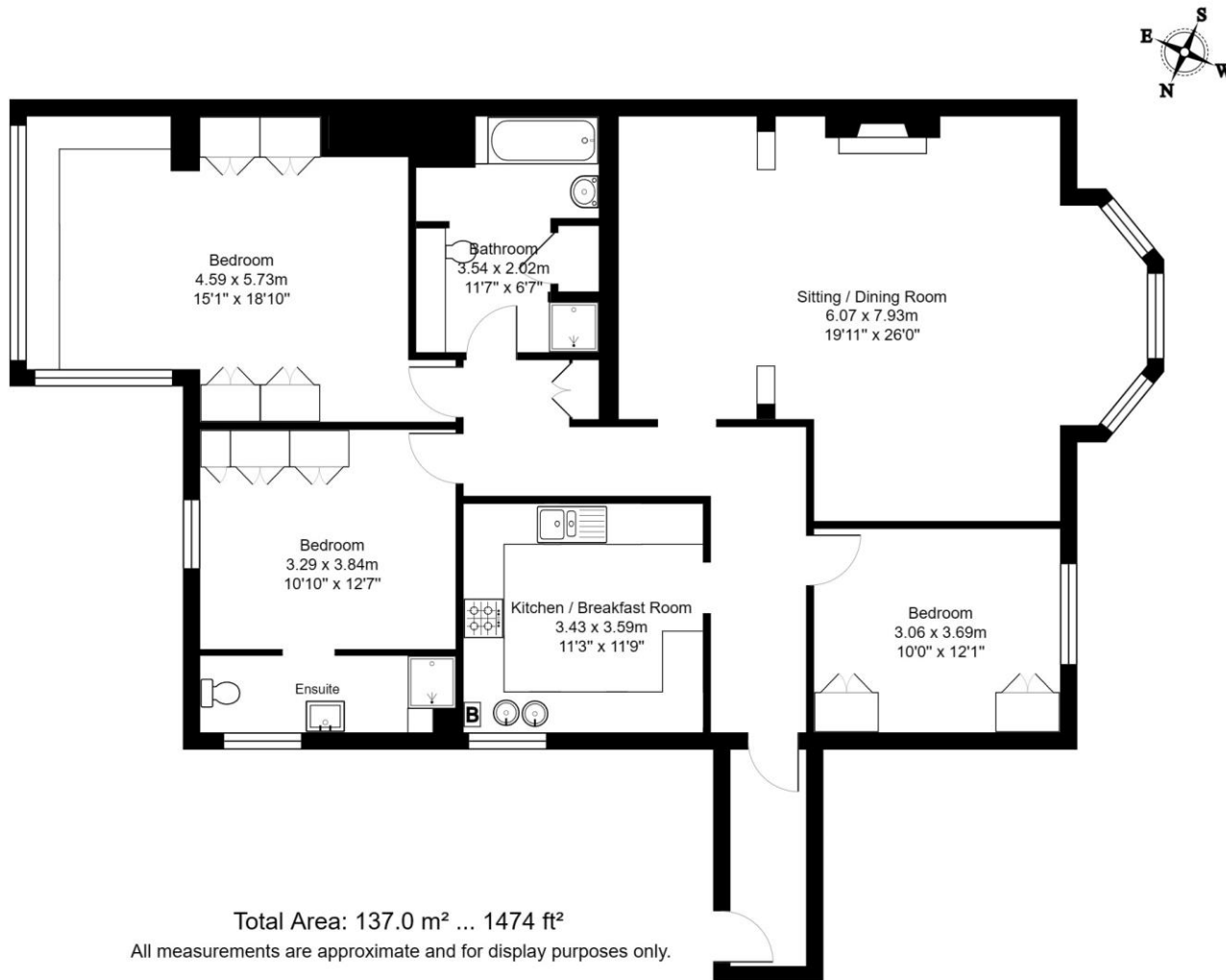
**Current EPC Rating:** C

**Property address:** TN4 9LQ



01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



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