



**8 Beaumont Court**  
Tunbridge Wells Kent



\*CHAIN FREE\* A noticeably spacious apartment (almost 1000 Sq.ft.) with lift access, set in a handsome and well-maintained building, benefiting from residents parking, communal gardens, and located within easy reach of the town centre and mainline station.

## Guide price £450,000 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, light, airy, and well-presented apartment with lift access, a long lease, and benefits from residents parking.

The accommodation includes; a good-sized entrance hall with two adjacent storage cupboards, one of which having a Megaflo high pressure delivery system ensuring good water pressure to both bathrooms; a spacious living room (extending to 20ft) with bay windows providing a good deal of light, and feature fireplace with marble surround and hearth with stone effect mantel as its focal point; a good-sized kitchen/breakfast room with ample space for a dining table and chairs, a wide range of shaker style wall and base units, complementary work surfaces, attractive tile splashbacks, one and a half bowl sink with mixer tap over, and integrated appliances including a Siemens 4 ring hob and extractor, Electrolux oven, Kenwood dishwasher, Hoover washing machine, and full size Siemens fridge and freezer.

The apartment has two good-sized bedrooms with the noticeably spacious principal having bay windows providing a good deal of light and sense of space, large fitted wardrobes, and ensuite with panelled bath with shower attachment, separate walk-in shower, mirrored medicine cabinet, low level w/c, wash basin with mixer tap over, and attractive wall tiling. The property also has a separate guest bathroom, with large walk-in shower, low level w/c, wash basin with mixer tap over, mirrored medicine cabinet, and attractive wall tiling.

The property also benefits from residents parking in addition to well-maintained communal gardens. There is circa 975 years left on the lease, please contact Green Lizard for further details of the charges and ground rent.

**Services:** Mains water, gas, and electricity.

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

**Council tax band:** E

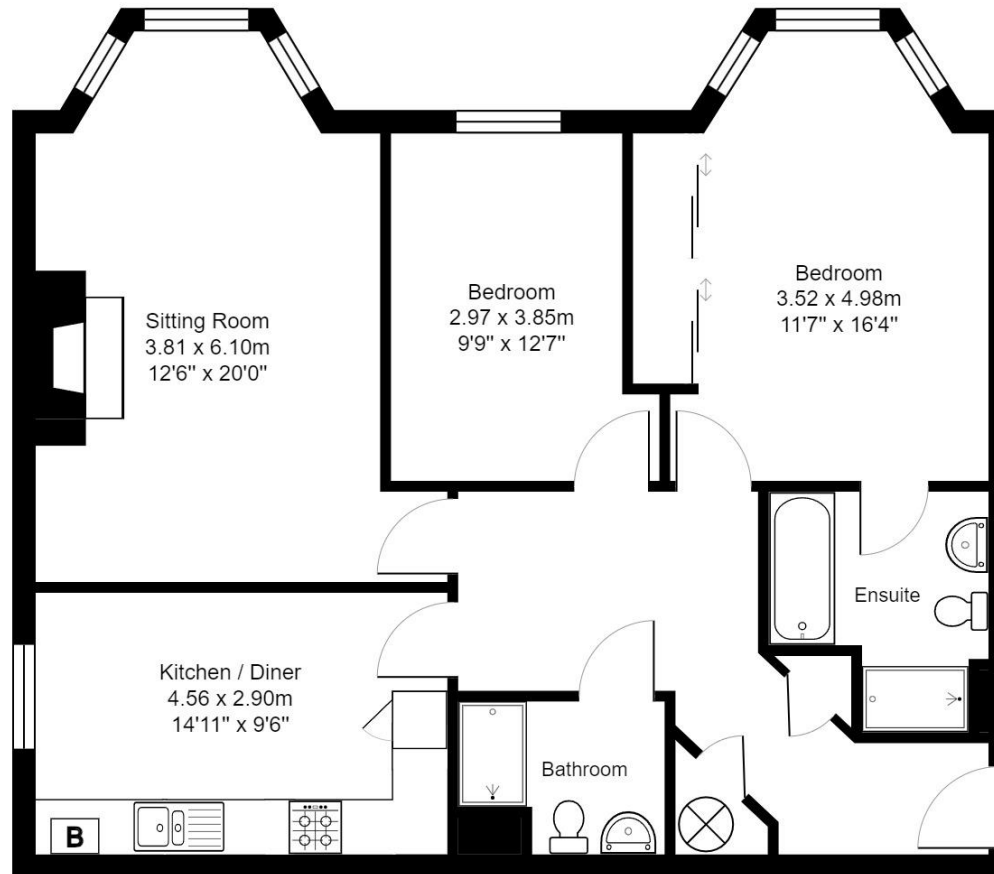
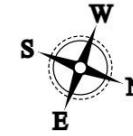
**Current EPC Rating:** C

**Property address:** TN2 5GT



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



### First Floor Flat

Total Area: 88.9 m<sup>2</sup> ... 957 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

#### Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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