



The Old Dairy
Tunbridge Wells, Kent

COMPLETE CHAIN A beautifully presented and spacious apartment with parking and outdoor space, tastefully updated by the current owner, and situated in a quiet yet convenient and sought-after location within walking distance of the town centre and station.

Guide price £300,000 Leasehold

Situation:

The property is situated in a desirable and quiet location, within a short walk of the town centre and mainline railway station. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles, its open spaces, and parks.

There are several well-regarded state and independent schools in the area, including single sex or mixed grammar schools.

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

Description:

This beautifully presented and spacious apartment has been tastefully updated current owners, and benefits from an EPC rating of 'C'.

Arranged over one floor the accommodation includes; an entrance hall with recently fitted wood effect flooring, hanging hooks for coats, and adjacent storage cupboard; an impressive and noticeably spacious open plan dual aspect living area (extending to over 25ft) featuring wood effect flooring, and a contemporary kitchen with a wide range of shaker style wall and base units complementary wood work surfaces, attractive tile splashbacks, stainless steel sink and drainer with mixer tap over, and fitted appliances including a Zanussi oven, 4 ring hob with Zanussi stainless steel extractor, dishwasher, Fridge and Freezer, and Hoover washing machine. The property has two double bedrooms, the principal having fitted wardrobes and a recently updated ensuite featuring a large walk in shower with both rain and separate shower attachments, wash basin with waterfall tap over, low level w/c, and attractive wall and floor tiling. There is also a family bathroom featuring a bath with shower over, wash basin with mixer tap over, low level w/c, and attractive wall and floor tiles.

To the front of the property is an area of private paved outdoor space with secure bike store, and the property benefits from allocated parking.

Current EPC Rating: C

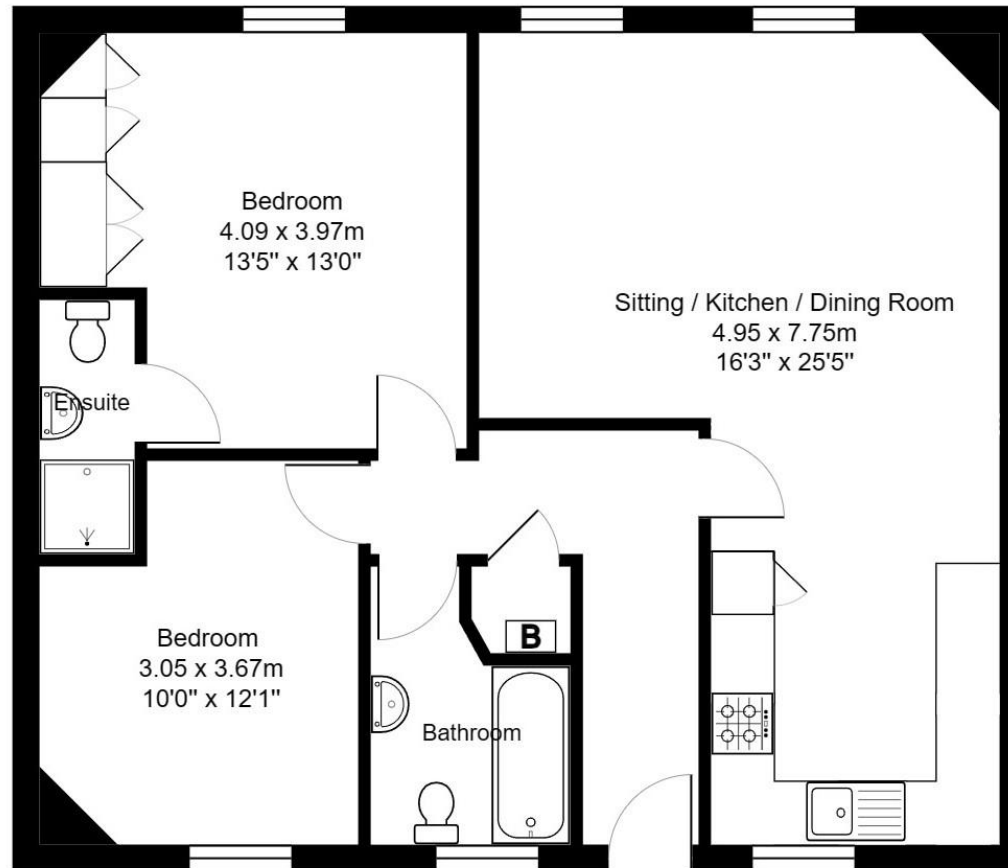
Services: Mains water, gas and electricity

Local Authority: Tunbridge Wells Borough Council

Council tax band: C

Property address: TN2 4ST





First Floor Flat

Total Area: 71.4 m² ... 768 ft²

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.



01892 619888 www.greenlizardhomes.co.uk

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 Fax: 01892 619887 email: info@greenlizardhomes.co.uk