



32c Garden Road
Tunbridge Wells, Kent

A well-presented and surprisingly spacious ground floor flat having been tastefully updated, with its own private entrance, parking, and located within walking distance of the town centre and station.

Guide Price £220,000 Leasehold

Situation:

The property is located in an enviable position within a short walk from Tunbridge Wells town centre and the station.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

This well presented and improved flat has the benefit of its own private entrance, parking, and has been updated by the current owner including a new kitchen.

The accommodation is arranged over one floor and includes; a well-proportioned living room extending to over 14ft with attractive sash style windows to the front and fitted storage cupboards and areas of shelving; a good-sized double bedroom with high quality wood effect flooring and fitted wardrobes; a dining room with space for not only a table but an additional desk ideal for working from home; a recently updated kitchen featuring a range of gloss wall and base units, complementary work surfaces, attractive gloss wall tiles, stainless steel sink and drainer, integrated microwave, oven, hob and extractor, fridge and freezer, and plumbing for a washing machine; a rear lobby with hanging hooks for coats and storage unit for shoes with a rear door providing access to the allocated parking space; and a clean and crisp bathroom with featuring a bath with both rain and separate shower attachment, low level w/c, wash basin with mixer tap over and storage beneath, attractive wall tiles, and a heated towel rail.

The property also benefits from allocated parking.

Services: Mains water and electricity

Lease: Circa 107 years remaining

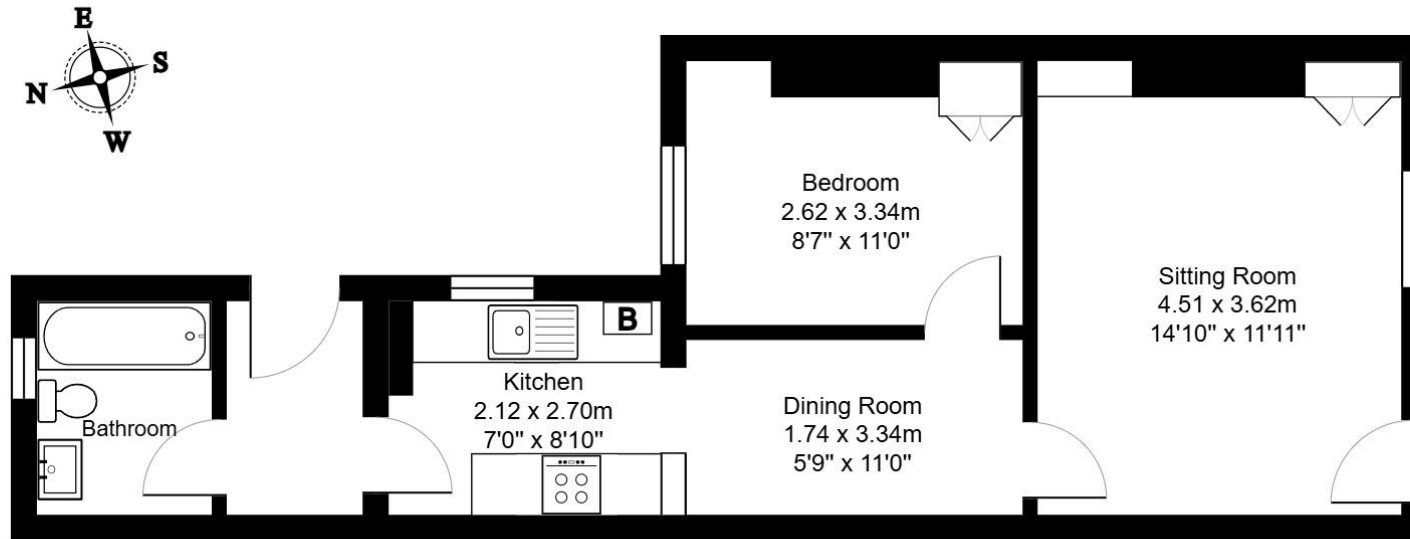
Service Charges: Circa £1712.72pa

Ground rent: £150pa.

Local Authority: Tunbridge Wells Borough Council (01892) 526121 – Council Tax Band A

Current EPC Rating: D





Ground Floor Flat

Total Area: 45.8 m² ... 493 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.



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