



5A York Road
Tunbridge Wells , Kent



Chain Free A well-presented and spacious apartment with private entrance, south facing rear outdoor space, and centrally located on a sought-after residential road a few minutes' walk from the town centre and the mainline railway station.

Guide price £285,000 Share of Freehold

Situation:

The property is located in an enviable position on a noticeably quiet residential street in relation to its central location, a few minutes' 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:

A charming, spacious, and well-presented apartment benefiting from a private entrance, and private south facing courtyard garden. The property also has the benefit of being a share of freehold, with a yearly service charge of £1265. EPC rating is 'C'.

The accommodation is arranged over one floor and includes, on the ground floor; an entrance hall with delightful exposed wooden floorboards; a noticeably spacious living room, again with exposed wooden floorboards and French doors providing access to the garden; a good-sized kitchen with a wide range of shaker style wall and base units, complimentary work surfaces, attractive tile splashbacks, stainless steel sink and drainer, hob, oven and extractor, as well as plumbing for a washing machine; an impressive contemporary bathroom with large walk in rain shower, underfloor heating, and attractive wall and floor tiling. The apartment also benefits from two bedrooms, the large principal having bay windows contributing to the tremendous sense of space, two sets of fitted wardrobes, and a delightful period wrought iron fireplace as it's focal point with attractive gloss tile surround.

To the front is a private entrance, and to the rear a south facing courtyard garden.

Please note photographs are previous file.

Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

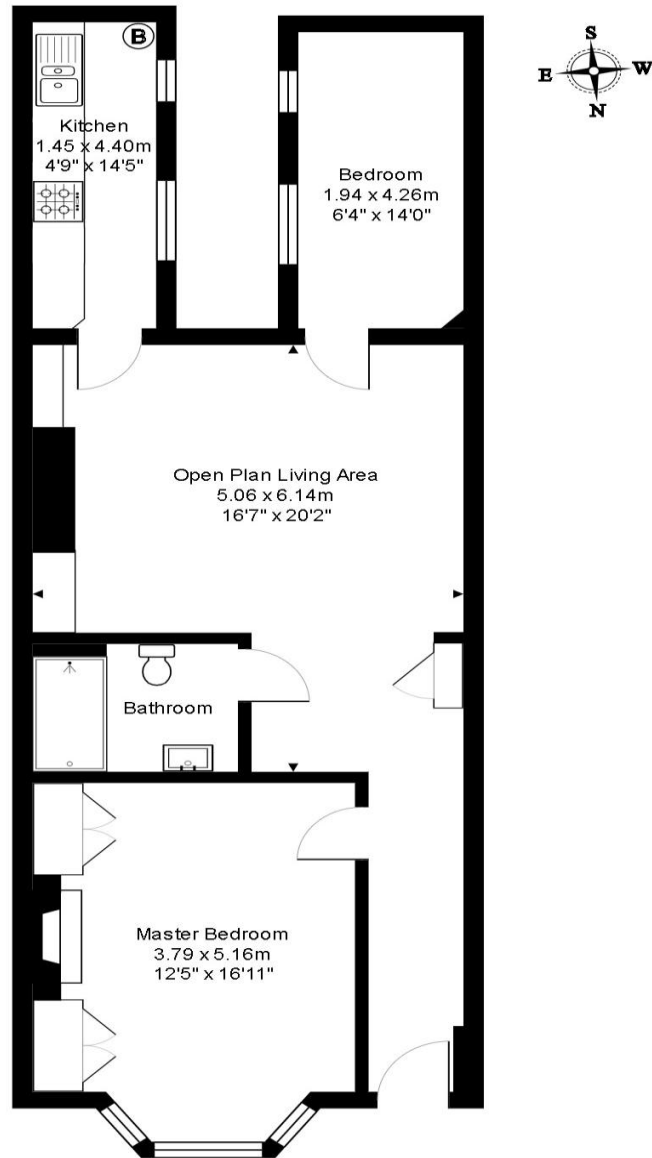
Council Tax Band: B

Current EPC Rating: C

Directions: The postcode of the property is TN1 1JX

01892 619888 www.greenlizardhomes.co.uk

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



Basement Flat

Total Area: 71.0 m² ... 765 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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