



36 York Road
Tunbridge Wells , Kent

Chain Free and Share of Freehold A charming and well-presented ground floor apartment with garden and centrally located on a sought-after residential road a few minutes' walk from the town centre and the mainline railway station.

Guide price £225,000 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 and well-presented apartment benefiting from a garden and is share of freehold.

The accommodation is arranged over one floor and includes, on the ground floor; an entrance hall with delightful wood effect flooring; a well-proportioned living room, with feature fireplace recess with fitted cupboards and shelving either side of the chimney breast in addition to a good-sized understairs storage cupboard; a good-sized kitchen with a wide range of wall and base units, complimentary work surfaces, attractive tile splashbacks, stainless steel sink and drainer with mixer tap over, Zanussi oven, De Dietrich hob and stainless steel extractor, full size fridge and freezer, and washing machine; a good size double bedroom with bay window providing a good deal of natural light, feature fireplace recess, fitted wardrobes, and attractive wood effect flooring; and a bathroom featuring walk in shower, pedestal wash basin with mixer tap over, low level w/c, stainless steel heated towel rail, and attractive wall tiling.

To the rear of the property is a good-sized garden with raised patio area ideal for outdoor entertaining, raised flower beds, and outdoor tap.

Lease: 999 years from 16/01/2015

Service Charge: Ad Hoc

Ground Rent: Nil

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

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

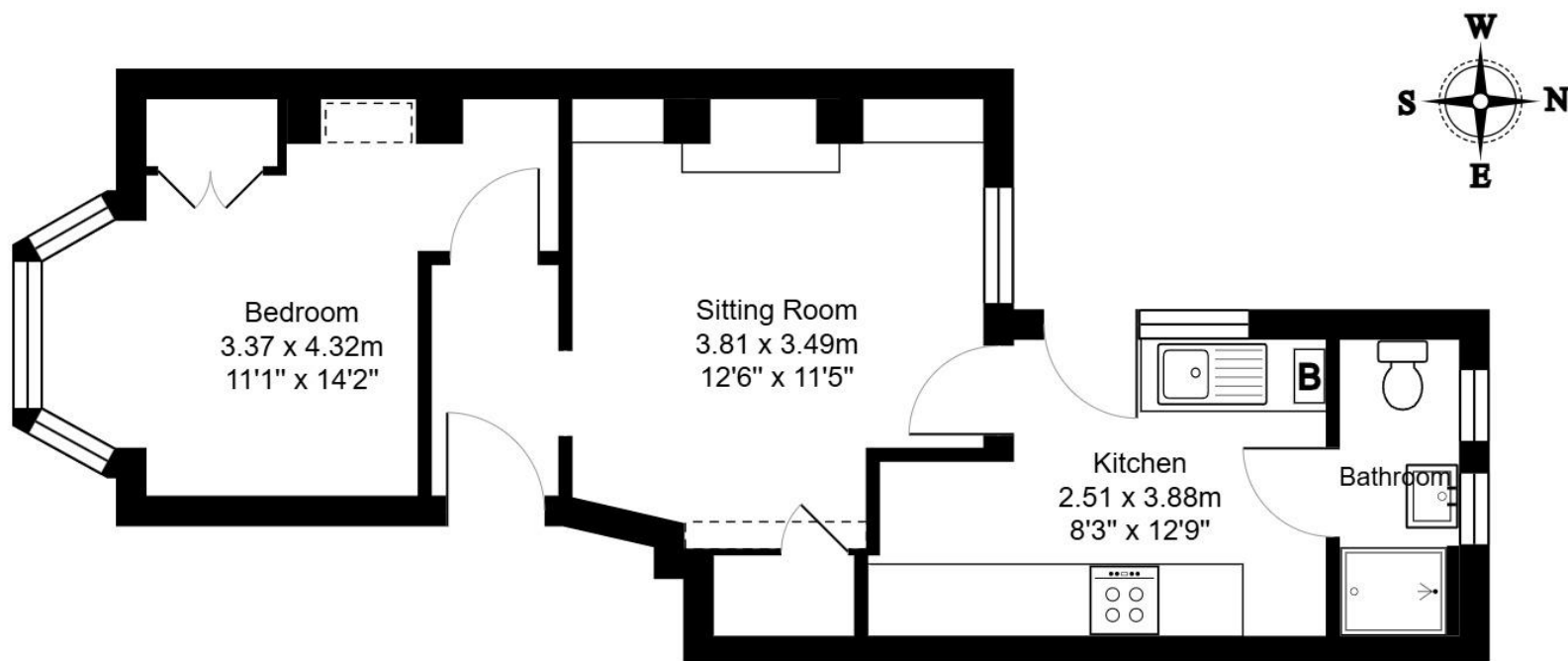
Current EPC Rating: D

Directions: The postcode of the property is TN1 1JY



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



Ground Floor Flat

Total Area: 38.5 m² ... 415 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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