



**Flat 2, 85 Queens Road**  
Tunbridge Wells, Kent





**\*CHAIN FREE\*** A charming, well-presented and truly unique one bedroom home with a private entrance in addition to a private enclosed garden and benefits from being Share of Freehold. The property is situated in the favoured St Johns area within easy reach of the town centre and local amenities.

## **Guide price £230,000-£250,000 Share of freehold**

### **Situation:**

The property is situated in a convenient location within easy reach of the town centre and mainline station. The town is renowned for its excellent shopping facilities and amenities including cinema complex, theatres, the historic Pantiles, Tunbridge Wells common and Dunorlan and Calverley Parks. Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour and the A21 is also within easy reach of the property and links with the M25. There are also a number of well-regarded schools in the area, including grammar schools for both girls and boys.

### **Description:**

This charming and stylish one bedroom property is both private and quiet being located at the rear of a handsome period building.

The accommodation is presented over one floor and includes; An entrance hall with attractive tiled flooring; a kitchen with a wide range of Shaker style wall and base units, complementary work surfaces, attractive tile splashbacks, sink with mixer tap over, oven with 4 ring hob, integrated fridge, and plumbing for a washing machine; a contemporary bathroom featuring a large walk in shower with both rain and separate shower heads, low level w/c, wash basin with mixer tap over and storage beneath, with the room being complemented by attractive wall and floor tiling; a well-proportioned bedroom with wood effect flooring, fitted wardrobes, and twin windows providing a good deal of natural light; and a light and airy dual aspect living room with French doors providing access to the private garden.

To the rear is a good-sized private garden mainly laid to lawn with borders of stocked shrubs and trees, and a large patio area ideal for outdoor entertaining.

**Tenure:** Share of Freehold

**Lease:** 999 years from 05/04/2018

**Service charge:** Ad Hoc basis

**Ground Rent:** Nil

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

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

**Current council tax band:** A

**Current EPC rating:** D

**Postcode:** TN4 9JY

**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



Approx. Gross Internal Area 325 ft<sup>2</sup> ... 30.2 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**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





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