



**Flat 3, 22 Monson Colonnade**  
Tunbridge Wells, Kent

**\*Chain Free\*** A spacious, light and airy top floor apartment, situated on the historic Monson Colonnade in the heart of the town centre, and within a short walk of the mainline station.

## Guide Price £185,000 Leasehold



### Situation:

The property is located in an enviable position on a surprisingly quiet residential street in the centre of the town, just a few minutes' walk from the mainline 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:

The property is a charming and top floor apartment set within the handsome Monson Colonnade, providing well-presented accommodation that is light and airy throughout. The property also benefits from an EPC rating of 'C'.

The accommodation is arranged over the top floor and includes; a good-sized entrance hall with adjacent double storage cupboard; a spacious living room; a well-proportioned bedroom extending to almost 15ft; a kitchen with a range of wall and base units, complementary work surfaces, stainless steel sink and drainer with mixer tap over, 4 ring hob and extractor, oven, washing machine, and fridge; and bathroom featuring bath with shower over, wash basin, and low level w/c, with the room being complemented by attractive wall tiling.

**Tenure:** Leasehold, 96 years remaining

**Service Charge:** Ad Hoc

**Ground rent:** Peppercorn

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

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

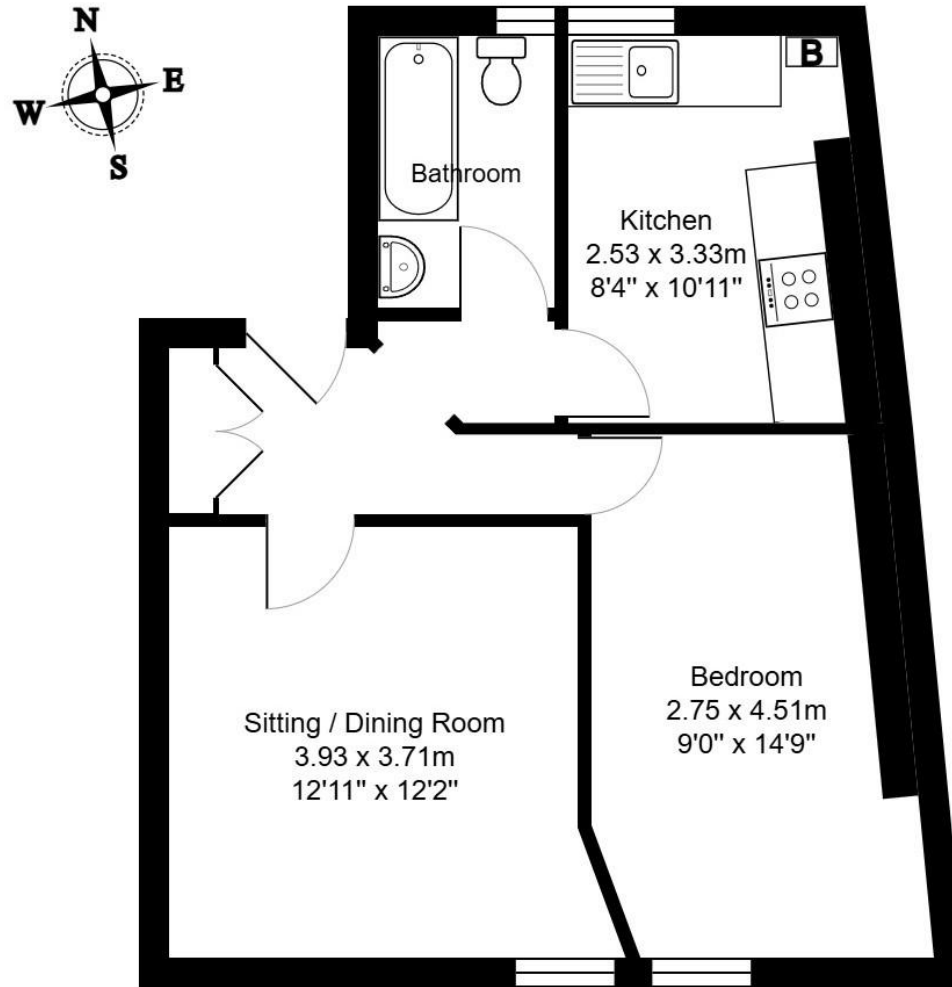
**Council Tax Band:** B

**Current EPC Rating:** C

**Directions:** The postcode of the property is TN1 1LY

**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



### Third Floor Flat

Total Area: 44.3 m<sup>2</sup> ... 477 ft<sup>2</sup>

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](http://www.greenlizardhomes.co.uk)

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