



**27c Frant Road**  
Tunbridge Wells Kent





A noticeably spacious apartment, set in a handsome period building, benefiting from a balcony, garden, private entrance, and residents parking, located within easy reach of the town centre and mainline station.

## Guide price £495,000 Share of Freehold

### Situation:

The property is situated close to the centre of Tunbridge Wells, within easy reach of the towns many amenities. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria Place shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces and parks, and there are a wide variety of bars, coffee houses and restaurants. For the commuter, Tunbridge Wells mainline station provides a regular service to London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

### Description:

The property is a particularly spacious and well-presented apartment with a private entrance via a stone staircase to the left of the building, in addition to another entrance via the central foyer. The property also benefits from having allocated parking in addition to a balcony, outdoor area large enough for seating adjacent to the kitchen/breakfast room, and garden.

The accommodation includes; a good-sized entrance hall with noticeably high ceilings and Velux window providing a good deal of natural light; a spacious sitting room extending to almost 15ft with a feature stone fireplace and bay windows providing views of the gardens; a well-proportioned kitchen/breakfast room with twin windows providing attractive views, a wide range of wall and base units, complementary work surfaces, attractive tile splashbacks, 1 ½ bowl stainless steel sink with mixer tap over, twin ovens, 5 ring hob with stainless steel extractor, and plumbing for a dishwasher and washing machine. A door provides access from the kitchen to an outside seating area where one of the two entrances to the flat is also located.

The property has three bedrooms, with the two spacious doubles on the upper floor having the potential to create an ensuite if required. Also on this floor is a balcony offering views of the surrounding greenery, as well as a separate w/c. The apartment also has a good-sized family bathroom featuring bath, separate walk-in shower, low level w/c, wash basin, and wood effect flooring.

The property has a separate garden which is mainly laid to lawn with a patio area and boarded by mature plants, trees, and shrubs. There is also the added benefit of allocated parking.

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

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

**Council tax band:** D

**Current EPC Rating:** D

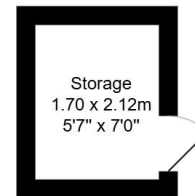
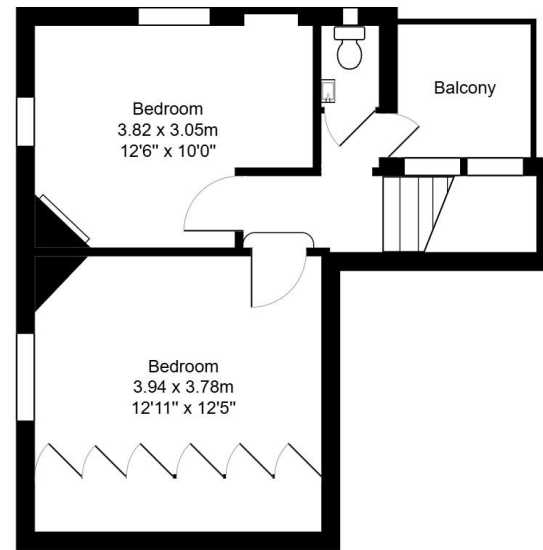
**Property address:** TN2 5JT

**Tenure:** Share of Freehold



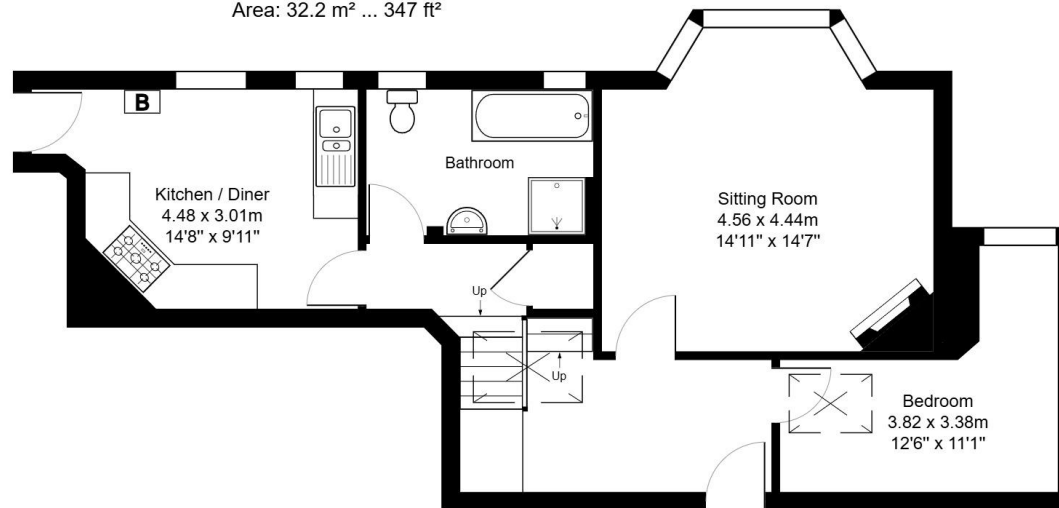
01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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



Area: 3.6 m<sup>2</sup> ... 39 ft<sup>2</sup>

Second Floor  
Area: 32.2 m<sup>2</sup> ... 347 ft<sup>2</sup>



First Floor  
Area: 59.9 m<sup>2</sup> ... 645 ft<sup>2</sup>

Total Area: 95.7 m<sup>2</sup> ... 1030 ft<sup>2</sup> (excluding balcony)

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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