



7 Spire Court
Tunbridge Wells, Kent

An immaculate and beautifully presented home with lift access set within an exclusive block of just 9 luxury apartments, balcony, secure parking with EV charger, and situated in a quiet yet convenient and sought-after location within walking distance of the town centre and station.

Guide price £595,000 Share of Freehold

Situation:

The property is situated in a desirable and quiet location, within a short walk of the town centre and mainline railway station. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles, its open spaces, and parks.

There are several well-regarded state and independent schools in the area, including single sex or mixed grammar schools. For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to London Bridge, Charing Cross, and Cannon Street in under an hour. The A21 is also within proximity and links with the M25.

Description:

A stunning and spacious second floor apartment with lift access which is finished to a noticeably high standard, is well appointed, and has underfloor heating throughout. The home also benefits from an EPC rating of 'C'.

Arranged over one floor the accommodation includes; a spacious entrance hall with attractive wood engineered flooring and two adjacent good sized storage cupboards, one of which housing a modular green comfort heating system and the other an AEG washer/dryer; a large living area (extending to almost 24ft/7.29m) with attractive wood engineered flooring with floor to ceiling window providing a good deal of natural light and French doors providing access to a good-sized balcony with ample space for table and chairs and views of St Peters Church; a well-appointed contemporary kitchen featuring a wide range of gloss wall and base units, complementary Granite work surfaces, and all SMEG appliances including induction hob, extractor, double ovens, dishwasher, full size fridge/freezer, and SMEG sink with mixer tap over.

The apartment has two large double bedrooms both with floor to ceiling windows providing a good deal of natural light, with the principal having fitted wardrobes and ensuite bathroom with large walk in shower with both rain and separate shower attachments, low level w/c, wash basin with mixer tap over and storage beneath, stainless steel heated towel rail, and attractive wall and floor tiles creating a clean and crisp feel. In addition, there is a guest bathroom featuring bath with separate shower attachment, low level w/c, wash basin with mixer tap over and storage beneath, stainless steel heated towel rail, and attractive wall and floor tiling.

The apartment benefits from allocated parking with EV charger, has a video entry system, and the development has immaculate communal areas. The property is share of freehold, has 998 years lease remaining, peppercorn ground rent, and service charge of £1500pa (TBV).

Current EPC Rating: C

Services: Mains water and electricity

Local Authority: Tunbridge Wells Borough Council

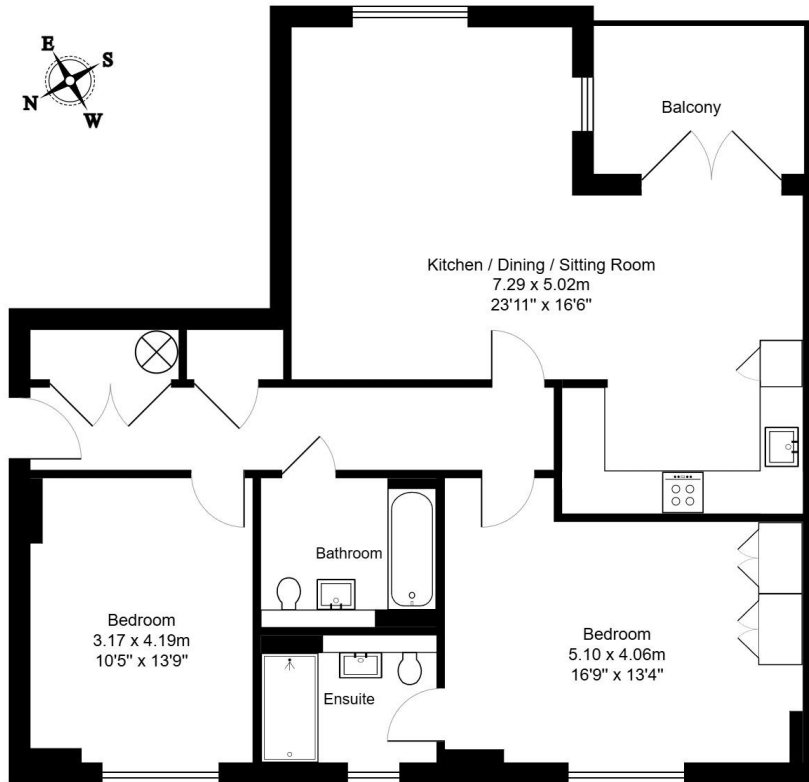
Council tax band: E

Property address: TN2 4EQ



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



Second Floor Flat

Total Area: 92.6 m² ... 997 ft² (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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