



11 Glendale Court
Tunbridge Wells Kent

CHAIN FREE A well-presented ground floor apartment with west facing private balcony, set back from the road and within a short walk of the local amenities and mainline station.

Guide price £160,000 Leasehold

Situation:

This well-presented ground floor one-bedroom flat offers comfortable and convenient living. Situated in the convenient and popular area of Tunbridge Wells. A Royal Borough, much sought after for its the local amenities including the Royal Victoria Shopping centre, the Pantiles, a cinema complex and several theatres.

High Brooms railway station is approximately ten minutes' walk allowing easy reach of Tunbridge Wells town centre, and the South Coast. For commuters, London Bridge, Charing Cross and Cannon Street are under an hour. The A21 is close with links with the M25.

Description:

This well-presented ground floor apartment, which offers well-proportioned accommodation for comfortable and convenient living. It is light and airy throughout, benefiting from a west facing balcony and double-glazed windows.

The property is part of two purpose -built apartments blocks. The flat has a spacious light dual aspect living room. From the external apartment lobby, the entrance hall with telephone entry system, leads onto the spacious dual aspect living room extending to almost 16ft (4.85m) with twin windows and sliding doors providing access to a private balcony. There is a good-sized double bedroom with fitted wardrobe and additional fitted storage. The bathroom is finished to a good standard and features a full-size bath with shower over, low level w/c, wash basin and heated towel rail. The separate kitchen has a range of wall and base units, complementary work surfaces, 1 ½ bowl sink, oven, four ring hob with extractor, full size fridge/freezer, and washing machine.

The property is set well back from the road and accessed through a private entrance into the resident parking area. To the east of the property there is a large communal garden.

The property is perfectly suited to first-time buyers, downsizers, or investors and is chain free.

Services: Mains water and electricity.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: B

Current EPC Rating: C

Property address: Postcode TN2 3TD

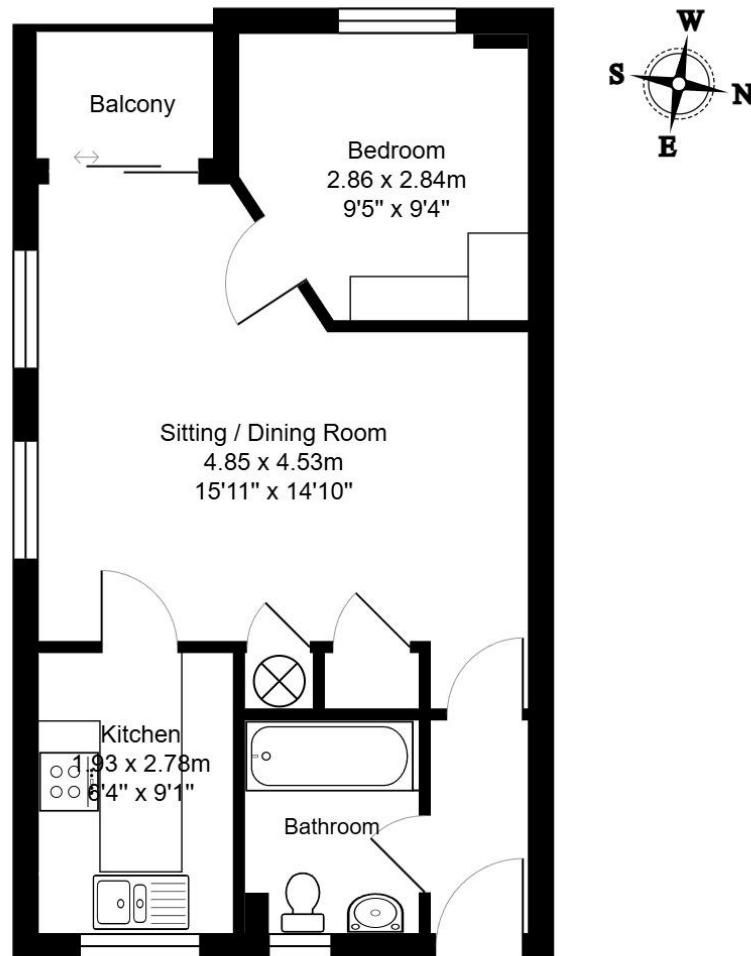
Lease Length: 125 years from 25 March 1989

Service Charge: £1,157.74 for year ending 30 June 2026

Ground Rent: £100.00 pa

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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: 40.3 m² ... 433 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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