



One Bedroom Second Floor Flat in Period Building with Communal Garden and Parking

This one bedroom second floor flat sits in a period Grade II listed building with lovely communal gardens that extend to over 2 acres. It is ideal for commuters as Ashurst mainline station with its train services to London Bridge is an 8 minute walk away. The flat has lovely views of the garden from both the sitting room and bedroom. The sitting room has a fireplace recess, and the master bedroom has fitted wardrobe cupboards. The kitchen is well equipped and has plenty of storage cupboards, and the bathroom has a bath with electric shower. Additional storage available in communal cellar. There is off-road parking on a first come first served basis for residents and visitors. Electric heating, EPC band D. Council tax band B. Viewing highly recommended.





ACCOMMODATION

Sitting Room 12' 10" x 10' 6" (3.9m x 3.2m)

The sitting room has a window that overlooks the communal garden. There is a fireplace recess, a TV point and a wall mounted electric heater. The room is open plan to the kitchen.

Fitted Kitchen 9' 10" x 8' 6" (3m x 2.6m)

The fitted kitchen has a one and a half bowl kitchen sink with mixer tap, an electric cooker with 4 ring hob, and space for a washing machine. There is a good range of wall and base kitchen cupboards providing plenty of storage.

Master Bedroom 12' 10" x 8' 2" (3.9m x 2.5m)

The master bedroom has a window that overlooks the communal garden. There is a fitted wardrobe and some wall mounted shelving. The room has a wall mounted electric heater.

Bathroom 8' 9" x 5' 2" (2.66m x 1.58m)

The bathroom has a full length bath with electric shower. There is a low level WC, a pedestal basin with mixer tap, a wall mounted mirror, an airing cupboard, a wall mounted electric heater and a frosted window.

Parking

Extensive parking on first come first served basis at the side of the building for residents and visitors.

Communal Garden

The lovely communal garden is a good size at over 2 acres. It is mainly laid to lawn, bordered by mature trees and shrubs. There is a communal outside seating area,

Location

The flat sits in a period Grade II listed building, just across the road from the Ashurst McDermott Village Hall and the St Martin of Tours church. Ashurst station with it's train services to London Bridge is an 8 minute walk or 0.3 miles. Sainsburys supermarket on Linden Park Road, Tunbridge Wells is a 10 minute drive away. Royal Victoria Place in Tunbridge Wells with it's wide variety of shops and cafes is 5 miles away.

EPC & Council Tax

Energy Performance Certificate band D. Council tax band B, £1737.50 for 2024-25

Lease, Service Charge & Ground Rent

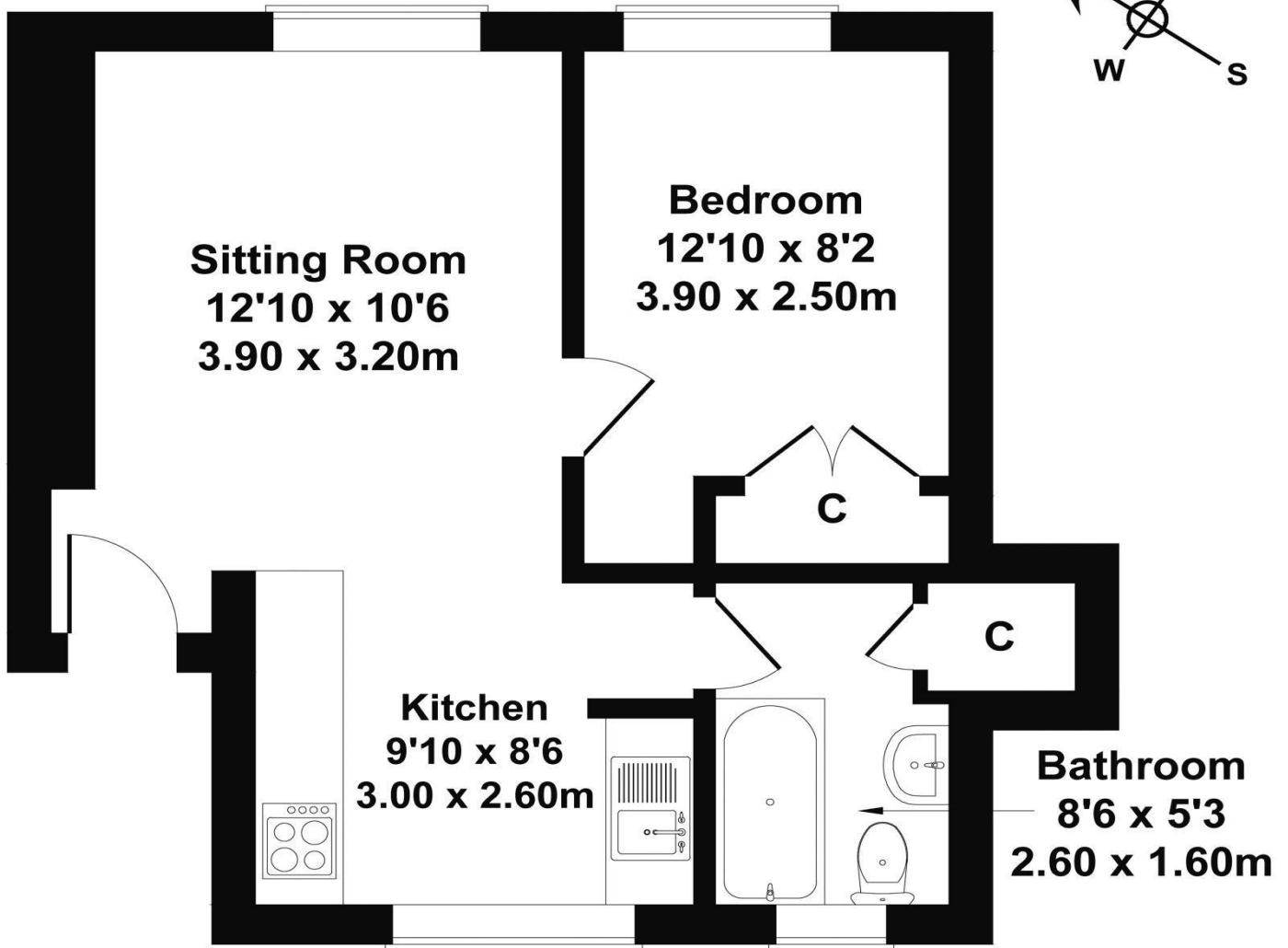
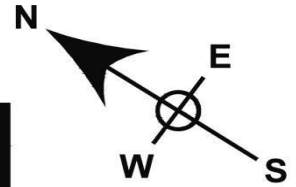
The property comes with a long lease of 984 years, and a share of the freehold. The ground rent is peppercorn, and the service charge is £130 pcm or £1560 pa.





St Martin

Approximate Gross Internal Area
388 sq ft - 36 sq m



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