



One Bedroom First Floor Apartment in Popular St James with Private Balcony

Bright and airy first floor apartment in the popular St James area, less than a mile from Tunbridge Wells Station. The property is a good size at 53 sq m...570 sq ft. The open-plan living-dining room has patio doors that open onto a private balcony. There is a lovely view from the living room over the communal gardens. The fitted kitchen has a freestanding fridge freezer, a washing machine and separate dryer. There is a modern bathroom and the master bedroom has a fitted wardrobe cupboard. The apartment is in a purpose built block with communal lift and gardens. Residents parking on a first come first served basis. The property benefits from double glazing throughout, electric heating, EPC band D. Council tax band B. Long lease of 128 years. Viewing highly recommended.





ACCOMMODATION

Living-Dining Room 18' 4" x 14' 10" (5.6m x 4.53m)

Large living-dining room. The room is bright and airy. There is a window with lovely views over the communal gardens, and a large patio door that opens onto a private balcony. The room benefits from an electric wall heater, a feature fireplace with electric fire. and double glazed windows.

Modern Bathroom 7' 8" x 5' 7" (2.33m x 1.7m)

The modern bathroom benefits from a bath with electric shower over. There is a WC, pedestal basin and an electric heated towel rail.

Master bedroom 14' 2" x 10' 8" (4.32m x 3.26m)

Good size master bedroom with fitted wardrobe cupboard. Modern wall mounted electric heater. Double glazed window.

Fitted Kitchen 9' 2" x 6' 4" (2.8m x 1.94m)

The fitted kitchen has a double glazed window overlooking the front of the building. There is a stainless steel sink with mixer tap over, and an electric oven with four ring electric hob over. There is a full height fridge freezer, a washing machine and a separate dryer.

Entrance Hallway

The entrance hallway has a modern entry phone system, and an electric wall heater. There is a smoke alarm, and airing cupboard with modern consumer unit and hot water cylinder.

Parking

Parking at the development is on a first come, first served basis.

Communal Garden

The communal garden is mainly laid to lawn, with some mature trees and borders.

EPC and Council Tax

Energy Performance Certificate Rating band D. Tunbridge Wells council tax band B: £1737.50 for 2024-25.

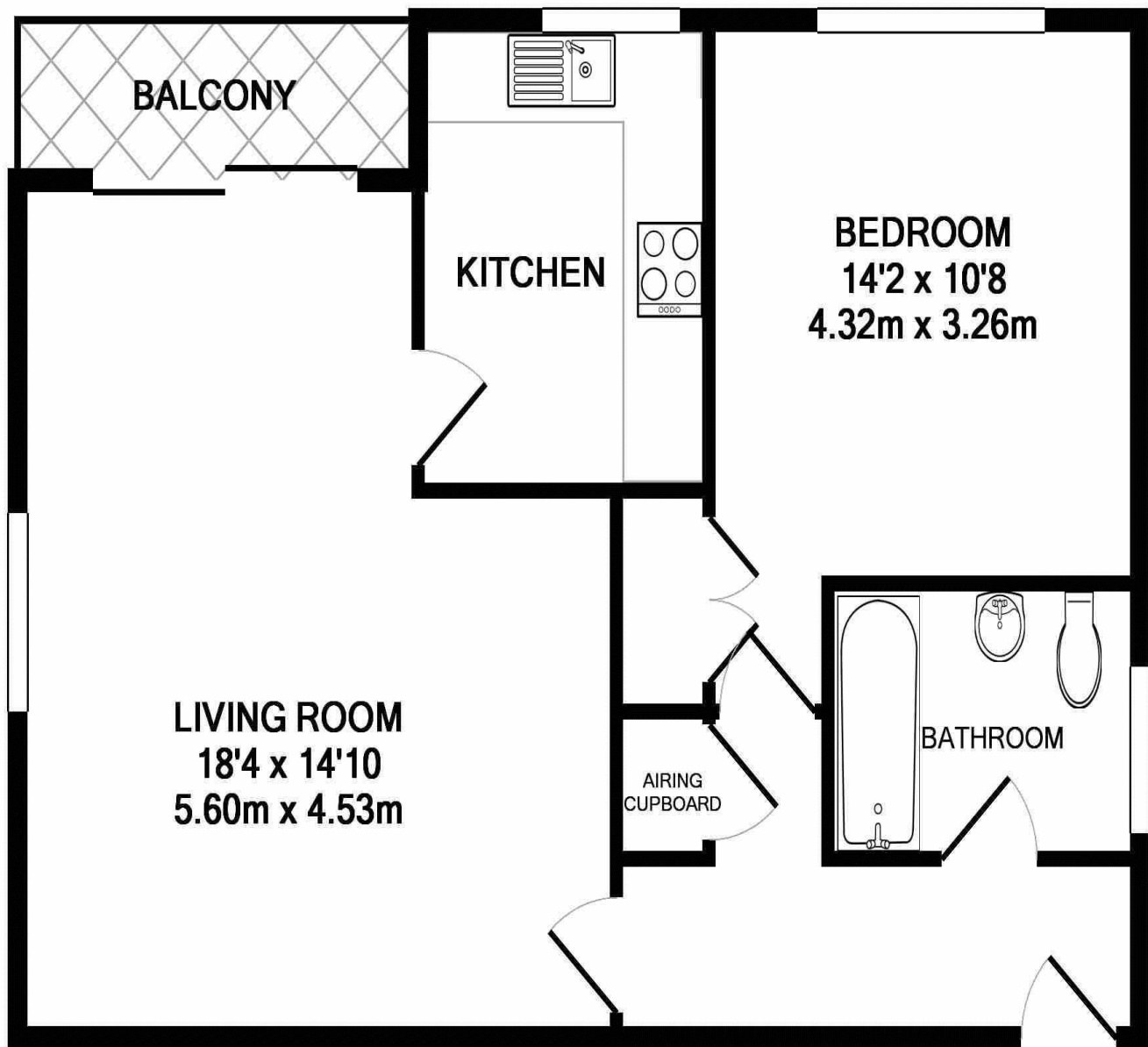
Lease, Service Charge & Ground Rent

The property has a long lease of 128 years remaining. The ground rent is a peppercorn. The service charge is £2218.99 pa.





FLOOR PLAN



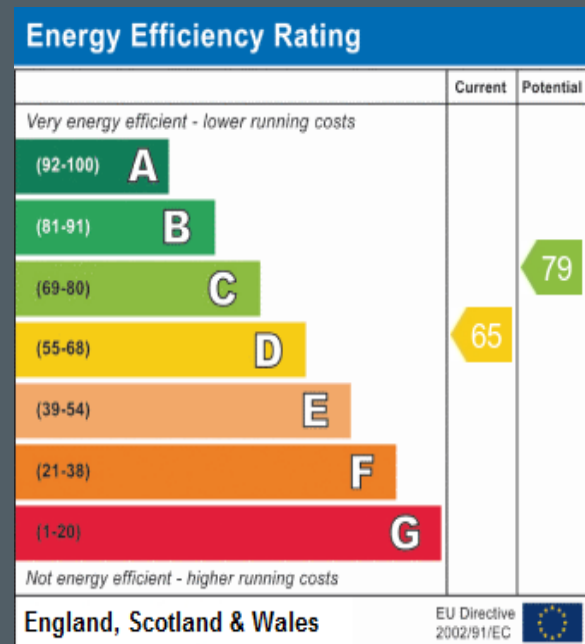
TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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