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**Regency Hall
Linden Park Road
Tunbridge Wells**

£340,000



2 Bedroom First Floor Apartment with Residents Parking & Communal Garden

This first floor apartment is close to the popular Pantiles, and is being sold chain free. There is a living room with feature fireplace, and a master bedroom with Juliet balcony, fitted wardrobes and an en suite bathroom. The fitted kitchen has a good range of wall and base kitchen cupboards providing plenty of storage. There is a second double bedroom and a family shower room. Entrance hallway storage cupboard and separate airing cupboard. Share of the freehold. Long lease of 998 years. Service charge £1900 pa and peppercorn ground rent. Double glazing throughout, gas central heating, EPC band C. Well-tended communal garden. Residents parking. Viewing highly recommended.





ACCOMMODATION

Entrance Hall

The entrance hallway has an airing cupboard with hot water cylinder, and a separate coats/storage cupboard.

Living Room 16' 10" x 14' 6" (5.12m x 4.41m)

The living room is a good size and comes complete with a bay window that overlooks the communal garden, a feature fireplace, a TV point and a radiator.

Master Bedroom 17' 9" x 10' 4" (5.41m x 3.14m)

The master bedroom has a sliding patio door and a Juliet balcony. There are two fitted wardrobes providing plenty of storage, a TV point, a phone point and a radiator. The bedroom has an en suite bathroom.

Master Bedroom En Suite Bathroom

The master bedroom en suite bathroom has a full length bath, WC and bidet. There is a wall mounted basin with storage underneath, a mirror, a radiator, a double glazed window and an extractor fan.

Fitted Kitchen 13' 4" x 6' 4" (4.06m x 1.94m)

The fitted kitchen has a good range of wall and base kitchen cupboards providing plenty of storage. There is a one and a half bowl kitchen sink with mixer tap, a double glazed window that overlooks the communal garden, a four ring gas hob, a fan oven and a fridge freezer. There is space for a washing machine and a dishwasher.

Double Bedroom 2 10' 6" x 8' 11" (3.2m x 2.72m)

The second double bedroom has a double glazed window with a garden view, and a radiator.

Family Shower Room

The family shower room has a WC, a pedestal basin with mixer tap, a wall mounted mirror and a walk-in corner shower. The room has an extractor fan and a radiator.

Communal Garden

The well-tended communal garden is mainly laid to lawn with mature borders.

Parking

There is residents parking at the front of the development.

Location

Regency Hall is situated on Linden Park Road, close to the popular Pantiles with its wide variety of cafes and restaurants. Sainsbury's Supermarket is a 5 minute walk away. Tunbridge Wells mainline station is a 12 minute walk. Lovely walks on Tunbridge Wells Common are also close by.

Lease, Ground Rent & Service Charge

The flat comes with a share of the freehold. The lease has 998 years remaining, the ground rent is a peppercorn and the service charge is £1900 pa.

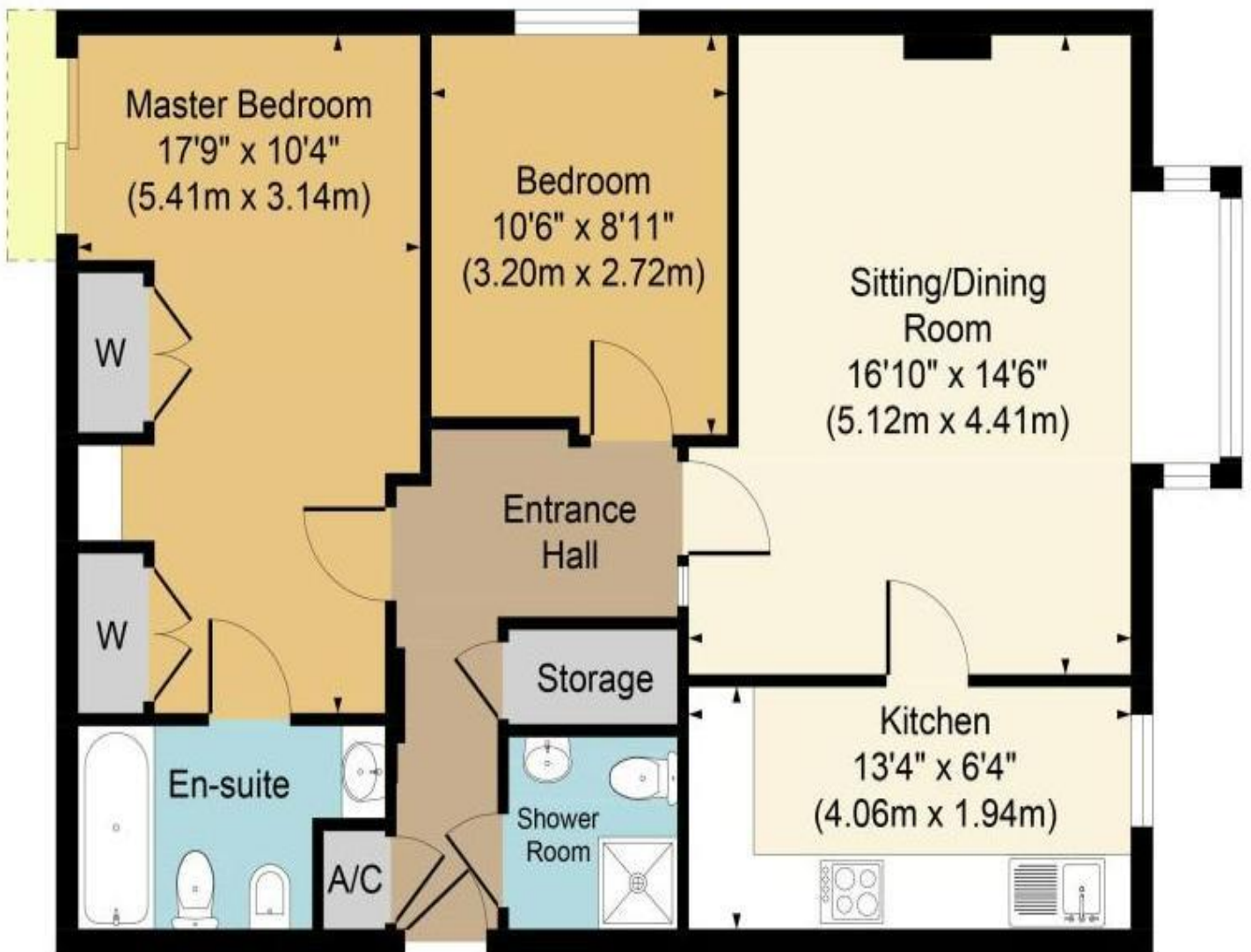
EPC & Council Tax

Energy Performance Certificate Band C. Council tax band E, £2730.36 for 2024-25.





FLOOR PLAN



Approx. Gross Internal Floor Area 765 sq. ft / 71.11 sq. m

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