



Modern 2 Bedroom Apartment in Central Tunbridge Wells with Parking

This modern second floor apartment sits on a quiet road in the heart of Tunbridge Wells. The property is a good size at 97 sq m or over 1000 sq ft and has underfloor heating throughout. There is an open plan living room and a modern kitchen-dining room with integrated appliances including slimline dishwasher and fridge freezer. The master bedroom has an en suite shower room and there is a further double bedroom with fitted wardrobe. The modern family bathroom has a full length bath. There is a storage cupboard in the entrance hallway, with a washer dryer. The apartment comes with a secure allocated parking space. Double glazing throughout, EPC band D. No chain. Leasehold. Viewing highly recommended.





ACCOMMODATION

Open Plan Kitchen-Living-Dining Room 31' 0" x 14' 7" (9.46m x 4.44m)

The open plan kitchen-living-dining room is a good size and two double glazed windows and underfloor heating. There is a feature fireplace, a wall mounted TV and some lounge chairs. The dining area has a table and chairs.

Modern Kitchen

The modern kitchen has a one and a half bowl kitchen sink with mixer tap, a four ring electric hob and fan oven. Integrated appliances include a fridge freezer, and slimline dishwasher. A good range of wall and base kitchen cupboards provide plenty of storage.

Master Bedroom 12' 10" x 10' 5" (3.9m x 3.17m)

The master bedroom has a double glazed window and a fitted wardrobe. The room has underfloor heating and is furnished.

Master Bedroom En Suite Shower Room

The master bedroom en suite shower room is well equipped with a walk-in shower, WC, wall mounted basin and mirror cabinet. The room has a heated towel rail and a shaving point.

Double Bedroom 2 12' 4" x 11' 4" (3.77m x 3.46m)

The second double bedroom has three double glazed windows and underfloor heating. There is a fitted wardrobe.

Family Bathroom

The modern family bathroom has a full length bath with hand shower. There is a WC, wall mounted basin with mixer tap and a wall mounted cabinet with mirror door.

Entrance Hallway

The entrance hallway has underfloor heating and a storage cupboard that houses a washer dryer and the hot water cylinder.

Allocated Parking

The apartment comes with an allocated parking space.

Location

This second floor apartment sits on a quiet road in the heart of Tunbridge Wells. Royal Victoria Shopping Centre is on the doorstep, along with a wide variety of shops, cafes and restaurants. Tunbridge Wells mainline station is a 10 minute walk away.

EPC & Council Tax

Energy Performance Certificate band D. Tunbridge Wells council tax band E, £2730.36 for 2024-25.

Lease, Ground Rent & Service Charge

Lease of 999 years from 1st Jan 2004, so 978 years remaining. Ground rent £200 pa. Service charge £2148 pa.

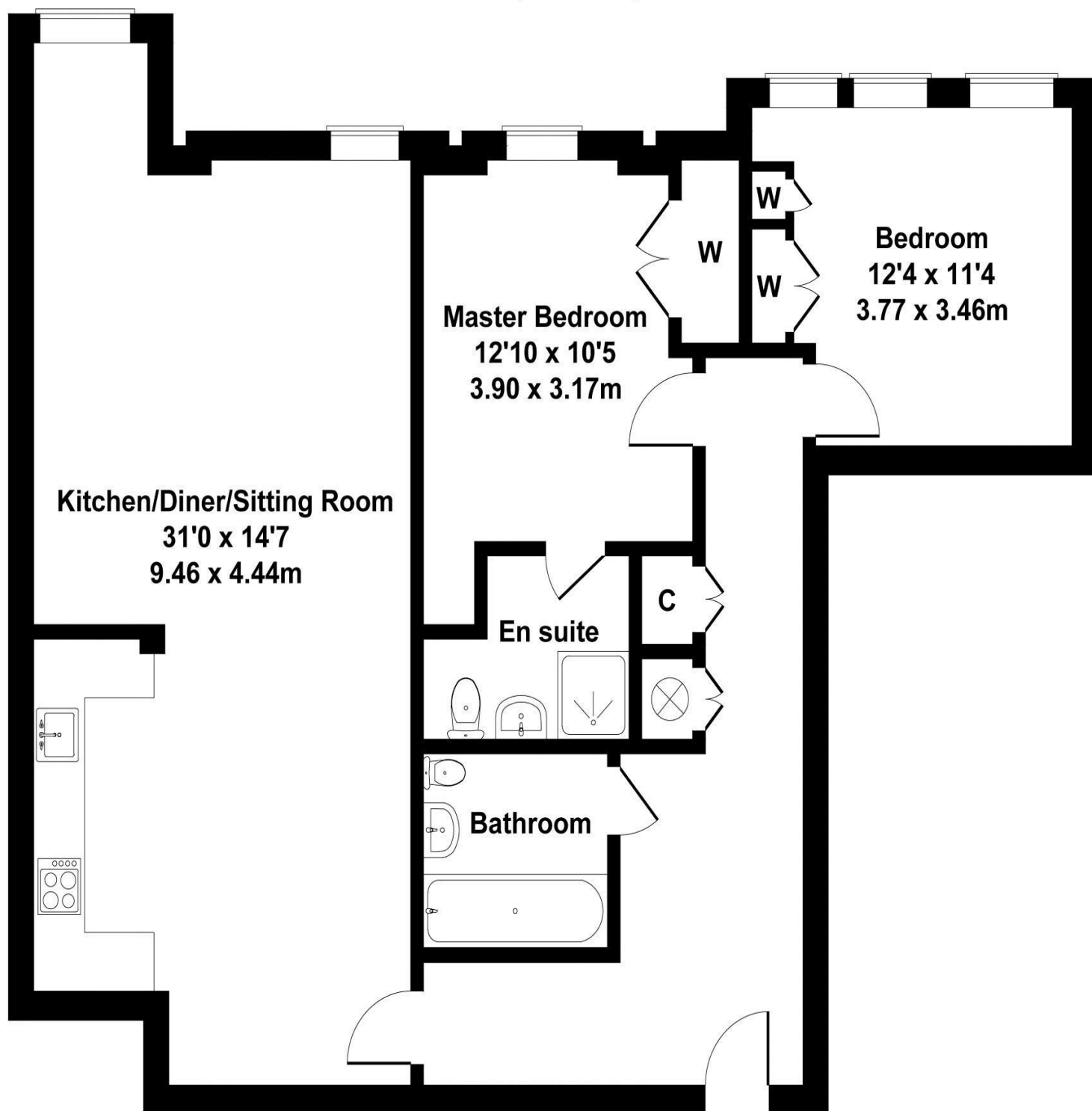




Garden House TN1 2XN

Approximate Gross Internal Area

1044 sq ft - 97 sq m



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