



3 Bedroom 2 Bathroom First Floor Apartment with Parking in Central Tunbridge Wells

This modern first floor apartment sits on a quiet road in the heart of Tunbridge Wells. The property is a good size at 107 sq m or over 1150 sq ft and has underfloor heating throughout. There is a dual aspect living room and a modern dual aspect kitchen-dining room with integrated appliances including dishwasher and fridge freezer. The master bedroom has an en suite shower room and there are two further double bedrooms both with fitted wardrobes. The modern family shower room has a large walk-in shower. There are two storage cupboards in the entrance hallway, one with a washer dryer. The apartment comes with an allocated parking space. Double glazing throughout, EPC band C. Council tax band E. Leasehold. No chain. Viewing highly recommended.





ACCOMMODATION

Living Room 21' 1" x 16' 3" (6.43m x 4.95m)

The dual aspect living room is a good size and is open plan to the dining room. It has underfloor heating and a low maintenance engineered wood floor. The room has three double glazed windows and two TV points.

Kitchen-Dining Room 27' 7" x 12' 1" (8.41m x 3.68m)

The dual aspect kitchen-dining room has two double glazed windows and is open plan to the living room. There is underfloor heating and low maintenance engineered wood flooring.

Modern kitchen

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

Master Bedroom 14' 5" x 7' 9" (4.4m x 2.36m)

The master bedroom has a fitted wardrobe, two double glazed windows, and underfloor heating.

Master Bedroom En Suite Shower Room

The master bedroom en suite shower room has a walk in corner shower, WC, and a wall mounted basin with storage underneath. There is a wall mounted mirror storage cabinet, a double glazed window and a heated towel rail.

Double Bedroom 2 15' 4" x 9' 3" (4.67m x 2.82m)

The second double bedroom has a fitted wardrobe that runs along one wall, underfloor heating, and two double glazed windows.

Family Shower Room

The family shower room has a large walk-in shower, WC, and a wall mounted basin with storage underneath. There is a large mirror with LED light and a heated towel rail.

Double Bedroom 3 17' 2" x 10' 6" (5.23m x 3.2m)

The third double bedroom has a fitted wardrobe cupboard, underfloor heating and a double glazed window.

Entrance Hallway

The entrance hallway has underfloor heating and a cupboard providing useful storage space. A second storage cupboard houses a washer dryer and the hot water cylinder.

Allocated Parking

The apartment comes with an allocated parking space.

Location

This first 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 C. Tunbridge Wells council tax band E, £2730.36 for 2024-25.

Lease, Ground Rent & Service Charge

This is a leasehold apartment. Lease of 999 years from 2004, so 978 years remaining. Ground rent is £300 pa. Service charge £3122.08 pa including £100 for allocated parking space.

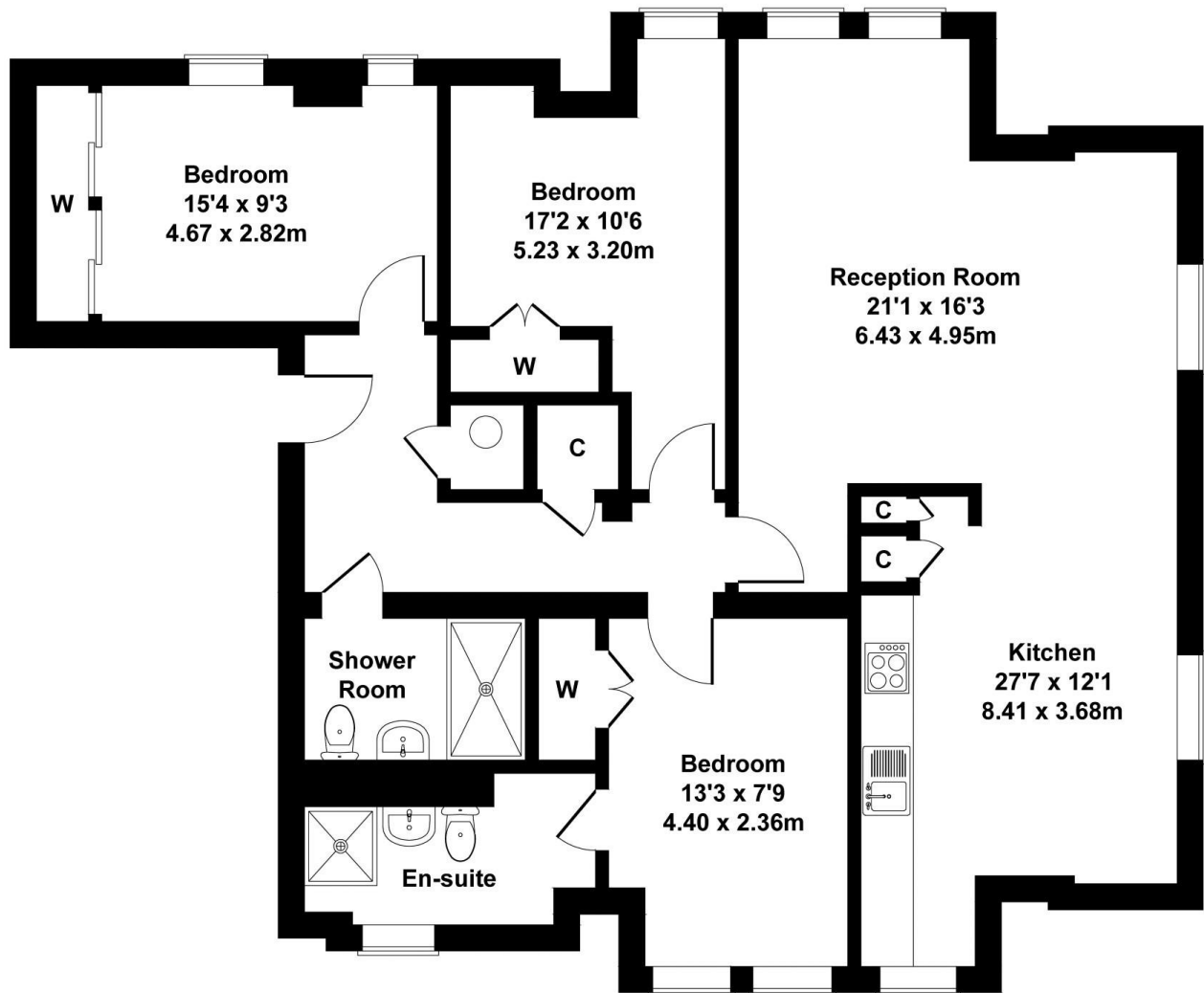
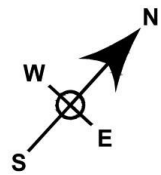




FLOOR PLAN

Garden House, TN1 2XN

Approximate Gross Internal Area
1156 sq ft - 107 sq m



IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise.



Bardens

Bardens Estates Limited
85 High Street, Tunbridge Wells, Kent, TN1 1XP
T: 01892 527317 E: sales@bardensestates.co.uk
www.bardensestates.co.uk