



2 Bedroom 2 Bathroom Apartment by Popular Pantiles

This second floor two double bedroom apartment is next to the popular Pantiles, in central Tunbridge Wells. The property is a good size at 74 sqm...800 sq ft. There is a living room, and well equipped fitted kitchen with integrated dishwasher, fridge freezer and washing machine. The master bedroom has a fitted wardrobe cupboard and an en suite shower room. There is a second double bedroom and a family bathroom. Secondary glazing throughout, electric heating, EPC band E. Located just over a 5 minute walk to Tunbridge Wells mainline station. Street permit parking. No Chain. Share of freehold and long lease. Viewing highly recommended.





ACCOMMODATION

Living Room 17' 1" x 16' 8" (5.21m x 5.09m)

The living room is a good size and has two secondary glazed windows that overlook the front of the property. There is a TV point, a telephone point and two radiators with thermostatic valves.

Fitted Kitchen 10' 5" x 7' 1" (3.18m x 2.15m)

The fitted kitchen is well equipped with a one and a half bowl sink with mixer tap, and an electric hob and fan oven. Integrated appliances include a full height fridge freezer, a Bosch dishwasher and a washing machine. A good range of wall and base kitchen cupboards provide plenty of storage.

Family Bathroom 9' 10" x 6' 0" (3m x 1.83m)

The family bathroom has a full length bath with shower over the bath. There is a WC, a heated towel rail, a pedestal basin with mixer tap, a wall mounted cabinet with mirror doors, and an extractor fan.

Master Bedroom 15' 7" x 10' 5" (4.75m x 3.18m)

The master bedroom has two secondary glazed windows that overlook the front of the property. There is a fitted wardrobe cupboard and two radiators with thermostatic valves. The room has a TV point and a telephone point.

Master Bedroom En Suite Shower Room 6' 6" x 6' 0" (1.99m x 1.82m)

The master bedroom en suite shower room has a walk-in corner shower, a WC and a wall mounted basin with storage underneath. There is a wall mounted cabinet with mirror door, a heated towel rail and an extractor fan.

Double Bedroom 2 10' 6" x 9' 5" (3.19m x 2.86m)

The second double bedroom has a secondary glazed window, a radiator with thermostatic valve, a TV point and a telephone point.

Location

The apartment is on the second floor of a building with a lift. The property is located by the historic Pantiles with its popular restaurants and cafes. Tunbridge Wells mainline station with its train services to London is just over 5 minutes away on foot. Sainsburys supermarket is less than a 10 minute walk. Lovely walks are also close by on Tunbridge Wells Common.

EPC & Council Tax

Energy Performance Certificate band E. Tunbridge Wells Council tax band D, £2233.93 for 2024-25.

Parking

Street permit parking

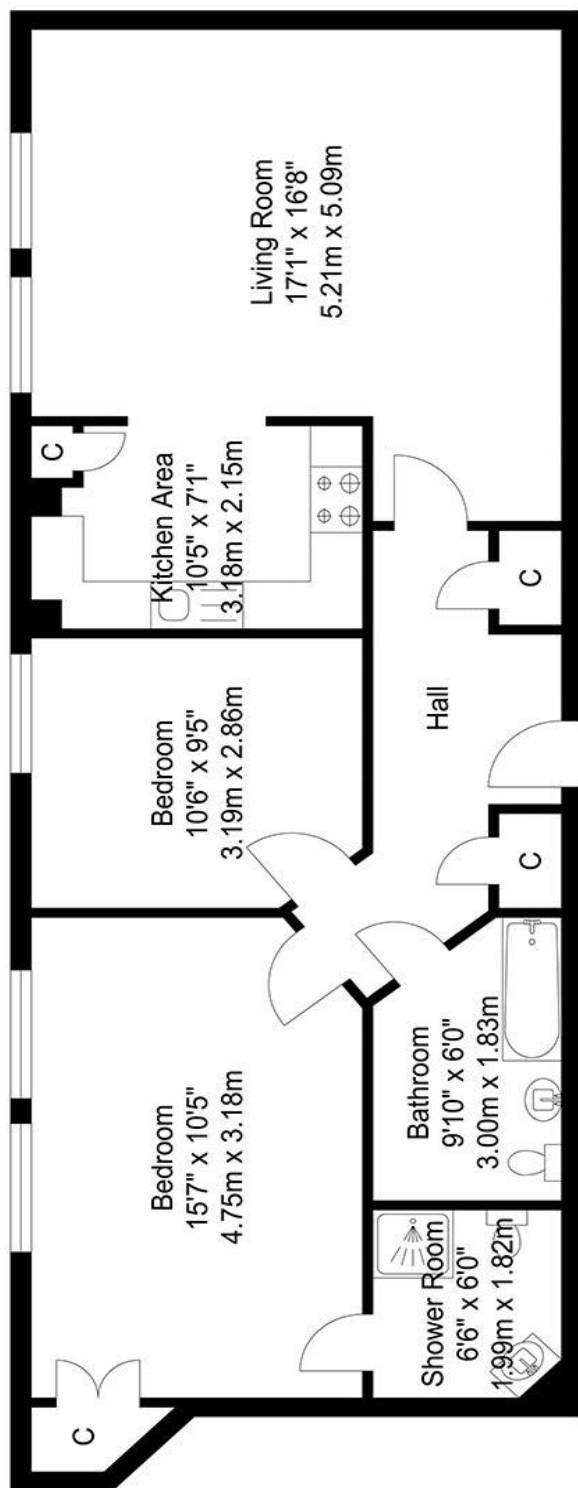
Lease, Ground Rent & Service Charge

The property comes with a long lease of 999 years, and a share of the freehold. The ground rent is a peppercorn and the service charge is £2634.52 pa.





FLOOR PLAN



TOTAL APPROX FLOOR AREA 803.63 SQ. FT / 74.66 SQ. M

For Identification Purposes Only.

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