



2 Bed 2 Bath Apartment with Allocated Parking & Lovely Communal Gardens

This two bedroom two bathroom apartment sits on the second floor of a purpose-built building. There is a kitchen-breakfast room and a living room with garden views. The master bedroom has an en suite shower room and two fitted wardrobe cupboards. There is a second double bedroom with fitted wardrobe and a family bathroom. The flat has double glazing throughout, gas central heating, EPC band C. Share of freehold, peppercorn ground rent, long lease with 971 years remaining. Service charge £1920.12 pa. Floor area 71 sqm. In need of modernisation. Chain free. Viewing highly recommended.





ACCOMMODATION

Kitchen/Breakfast Room 12' 2" x 9' 2" (3.7m x 2.8m)

The kitchen-breakfast room has a double glazed window and a sink with mixer tap. There is a washing machine, an oven and gas hob., and a full height fridge freezer. A good range of wall and base kitchen cupboards provides plenty of storage, and there is space for a table and chairs.

Living Room 13' 1" x 11' 6" (4m x 3.5m)

The living room has a double glazed window with a view of the communal garden. There is a radiator and a TV point.

Master Bedroom 17' 1" x 7' 7" (5.2m x 2.3m)

The master bedroom has a double glazed window that overlooks the communal garden. There are two wardrobe cupboards and an en suite shower room.

Master Bedroom En Suite Shower Room

The master bedroom en suite shower room has a corner shower, a pedestal basin, a WC, a radiator, a wall mounted mirror, a storage shelf and an extractor fan.

Double Bedroom 2 9' 10" x 7' 7" (3m x 2.3m)

The second double bedroom has a double glazed window that overlooks the communal garden. There is a radiator, a fitted wardrobe cupboard and a fitted shelving unit.

Family Bathroom

The family bathroom has a pedestal basin, a bath with shower over, a WC, a radiator, a wall mounted storage cabinet with mirror doors, and some fitted shelving. The bathroom has an extractor fan.

Hallway Storage

The hallway has a sizeable storage cupboard and a separate airing cupboard.

EPC & Council Tax

Energy performance certificate band C. Council tax band D, £2341.59 for 2025-26.

Lease, Ground Rent & Service Charge

The apartment comes with a share of the freehold. The long lease has 971 years remaining. The ground rent is a peppercorn. The service charge is £160.01 pcm or £1920.12 pa.

Allocated Parking

The apartment comes with an allocated parking space. The development has a number of visitor parking bays.

Location

The apartment is on the second floor of a purpose-built building which is set back from Bayhall Road. The popular Dunorlan Park is on the other side of Bayhall Road. The One-Stop shop is a 5 minute walk away. Tunbridge Wells mainline station is less than a 20 minute walk. Royal Victoria Place shopping centre is just over a 15 minute walk. Sainsburys supermarket is a 6 minute drive.



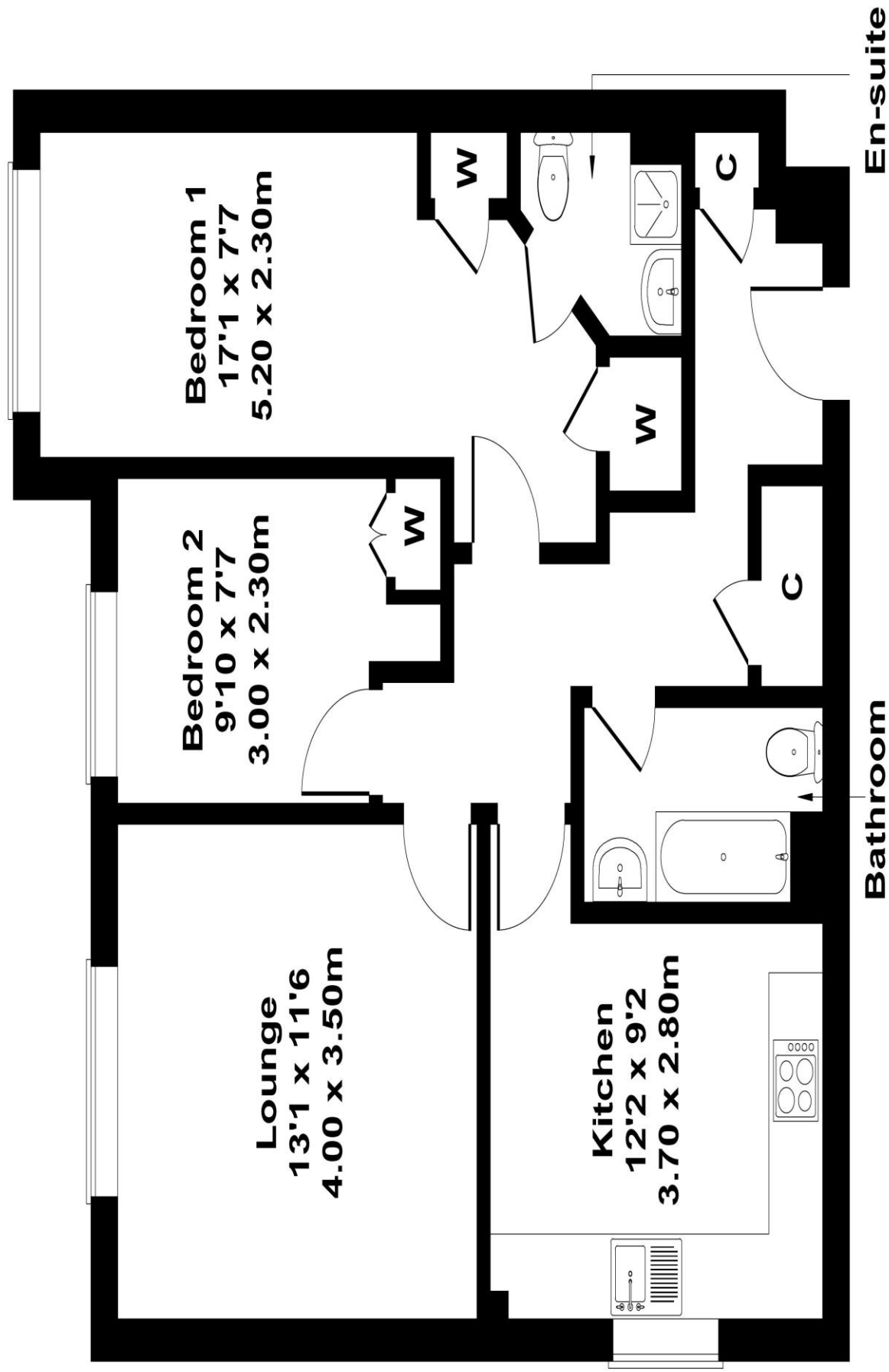


Bayhall Road

Approximate Gross Internal Area

731 sq ft - 68 sq m

FLOOR PLAN



Not to Scale. Produced by The Plan Portal 2025
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