



One Bedroom Ground Floor Maisonette with Garden in Need of Modernisation

This ground floor maisonette is being sold chain free. The property is in need of modernisation, but is a good size at 50 sqm...530 sq ft. There is a living room with log burner, a double bedroom, a bathroom with full length bath and a dual aspect kitchen. The entrance hallway has an airing cupboard and an under stairs storage cupboard. Outside there is an L-shaped garden that runs along the side and back of the property, that is mainly laid to lawn. Double glazing throughout, gas central heating, EPC band C. Council tax band A. Lease 97 years remaining, ground rent £10 pa, service charge as/when maintenance is required. Unrestricted street parking along Sherwood Road. Viewing highly recommended.





ACCOMMODATION

Entrance Hallway

The entrance hallway has an under stairs storage cupboard, and a separate airing cupboard.

Living Room 15' 6" x 11' 4" (4.73m x 3.46m)

The living room is a good size and has two double glazed windows that overlook the rear garden. There is a feature fireplace with log burner, a radiator and a TV point.

Fitted Kitchen 11' 11" x 5' 11" (3.64m x 1.81m)

The dual aspect fitted kitchen has two double glazed windows that overlook the garden to the rear and side of the property. There is a stainless sink, a gas cooker point and some fitted kitchen cupboards. The kitchen has a tiled floor.

Master Bedroom 12' 6" x 12' 4" (3.82m x 3.77m)

The master bedroom has a double glazed window that overlooks the front of the property. There is a radiator with thermostatic valve and a laminate floor.

Bathroom

The bathroom has a double glazed window and a full length bath. There is a wall mounted basin, a WC and a radiator.

Garden

The garden is L-shaped and runs along the side and back of the property. It is mainly laid to lawn. There is a fitted storage cupboard by the back gate.

EPC and Council Tax

Energy Performance Certificate band C. Tunbridge Wells council tax band A, £1561.06 for 2025-26.

Lease, Ground Rent & Service Charge

The lease has 97 years remaining. The ground rent is £10 pa. There is no fixed service charge, maintenance is paid as/when required.

Parking

There is unrestricted street parking along Sherwood Wood.

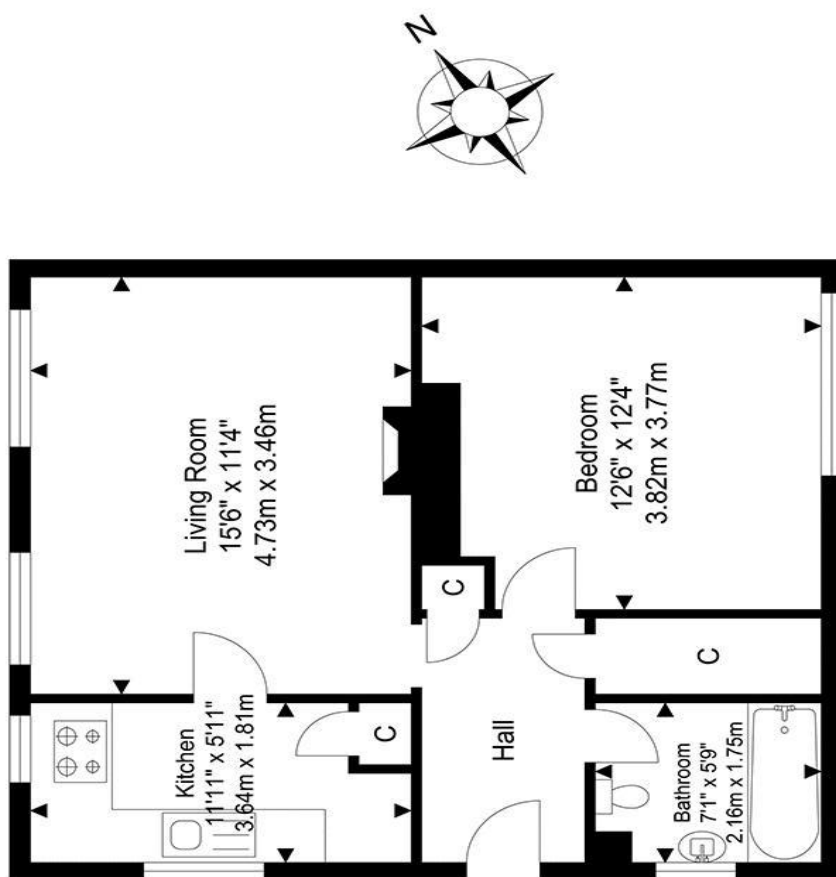
Location

The property sits in an elevated position, set back from Sherwood Road. The local Sherwood Store is a 4 minute walk away. Popular Dunorlan Park is 5 minutes away on foot. Tunbridge Wells hospital and Tunbridge Wells mainline station are both just over a 30 minute walk.





FLOOR PLAN



TOTAL APPROX FLOOR AREA 540.34 SQ. FT 50.20 SQ. M
For Identification Purposes Only.

IMPORTANT NOTICE

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Bardens

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