



Flat 2 Vale House Clarence Road, Tunbridge Wells, Kent, TN1 1HE

Asking price £240,000

Jack Charles
Estate Agents

Sales & Lettings

- Brand New Apartment
- Bathroom
- Central Location

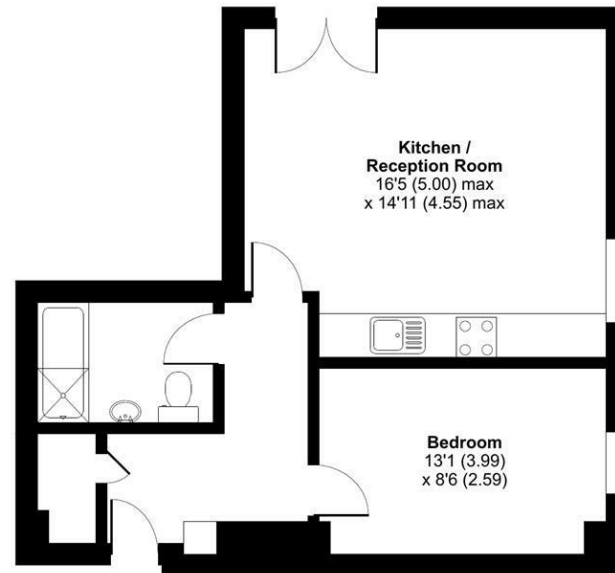
- One Bedroom
- Open Plan Living
- Help To Buy Available

- Ground Floor
- Undercroft Parking
- Viewings Recommended

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

Clarence Road, Tunbridge Wells, TN1

Approximate Area = 500 sq ft / 46.5 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©inchesom 2021. Produced for Huani Homes. REF: 827049

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To Be Sold

Vale House. An exclusive collection of one and two-bedroom apartments. Situated in a prime location close to the centre of Tunbridge Wells. These contemporary apartments are spacious and finished to the most exacting standard. No expense has been spared and the attention to detail is outstanding.

Opening into a spacious hallway, with storage cupboards and access to all rooms. Straight through into the sitting/dining/kitchen. This is a fantastic space, offering ample room for sofa and table and chairs. This room is a real entertainment space and with patio doors leading outside, this room is light and airy. The double bedroom has plenty of space for bed and wardrobe cupboard and again, with large windows; light and bright. The bathroom is modern and isn't just your standard 'clinical' design. Offering both bath and shower over.

Location

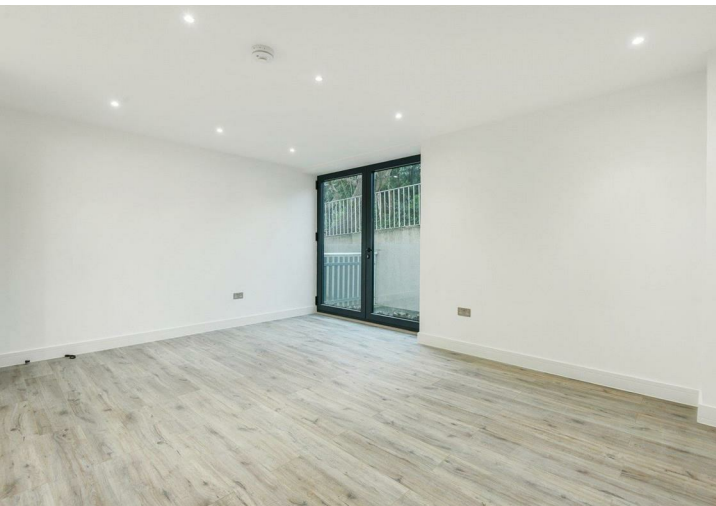
Situated in the heart of Royal Tunbridge Wells, Vale House is a short walk from the mainline train station with direct services to Canon Street, London Bright, Waterloo East and Charing Cross in under 50 minutes.

The sought-after High Street and the famous 'Pantiles promenade' offer a wealth of fantastic boutique shops, restaurants, pubs and bars within close proximity, whilst the county's finest schools for all ages are only a short drive away, making Tunbridge Wells an increasingly popular and family catered commuter town.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		62
	27	
England & Wales	EU Directive 2002/91/EC	





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