



54a Woodbury Park Road, Tunbridge Wells, TN4 9NG.

Guide Price £240,000 - £260,000

Jack Charles
Estate Agents

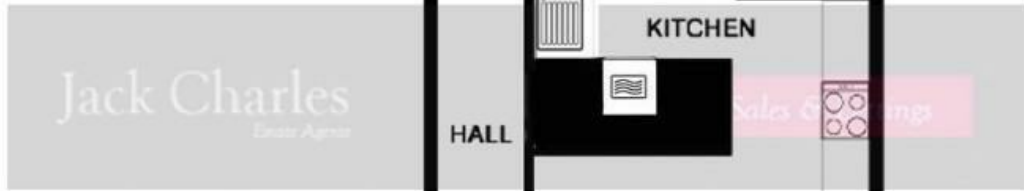
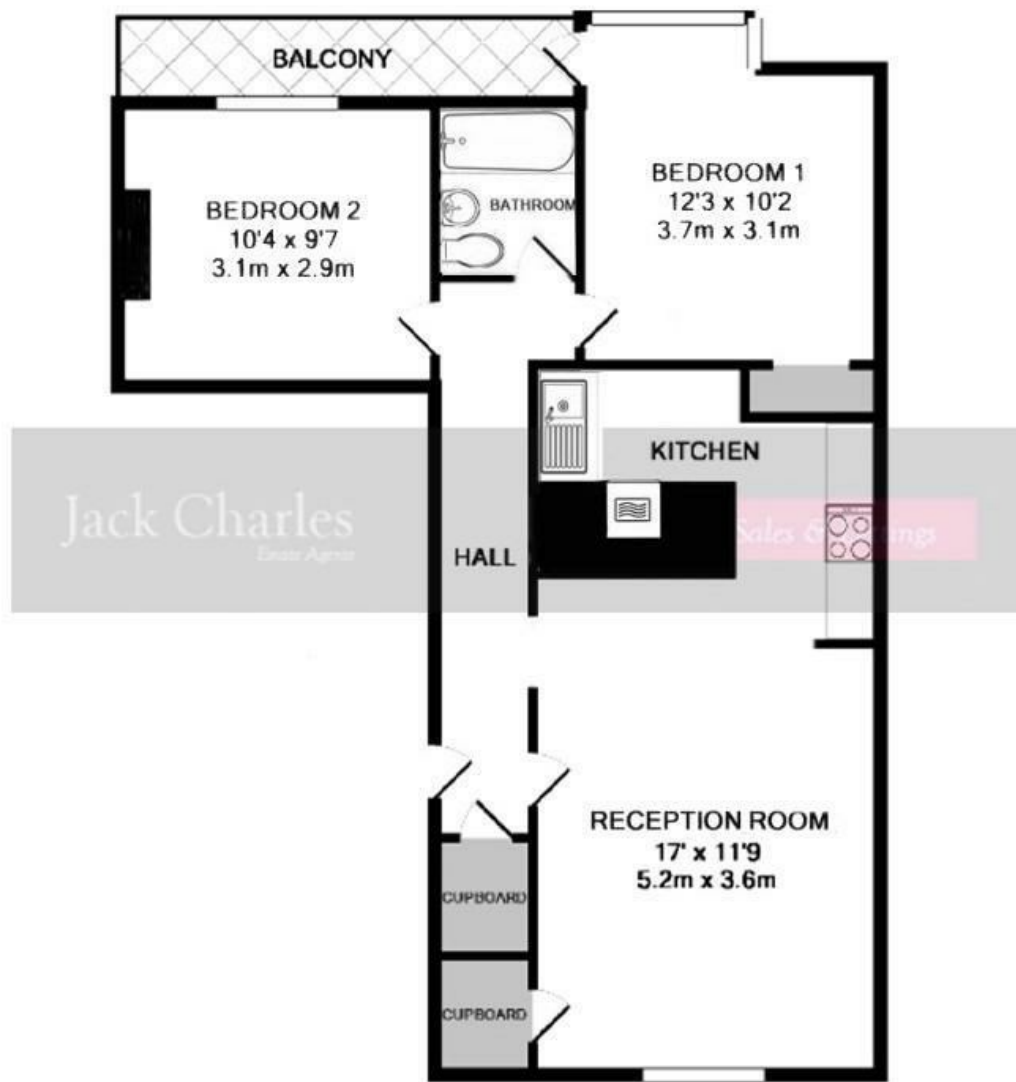
Sales & Lettings

- Ground Floor Flat
- Kitchen

- Two Bedrooms
- Balcony Off Bedroom One

- Lounge / Dining Room
- Bathroom

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)
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To Be Sold

Jack Charles are delighted to offer for sale this well appointed two bedroom ground floor flat situated in a desirable area close to the town. You enter via a beautiful stained-glass entrance door into a shared entrance hall with a private door opens into the properties entrance hallway which has a cupboard and doors to the living room and both bedrooms and bathroom.

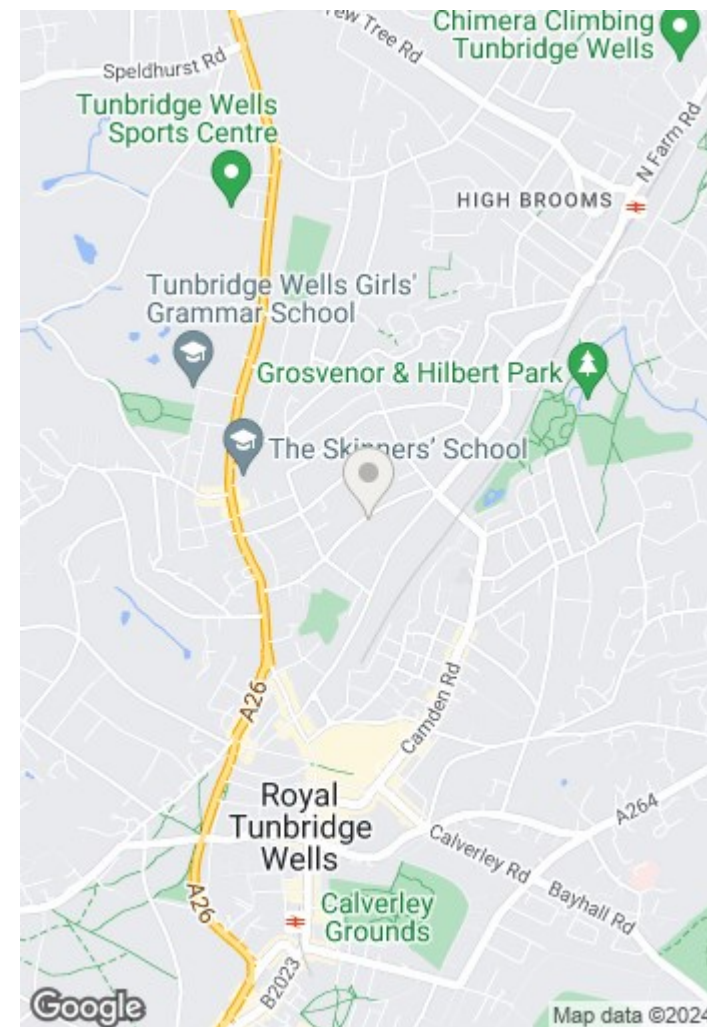
The living / dining room has a sash windows to the front and has a high ceiling there is access to the kitchen which has wall and base units, work surfaces, integrated oven with 4 ring hob and extractor above and space for other appliances.

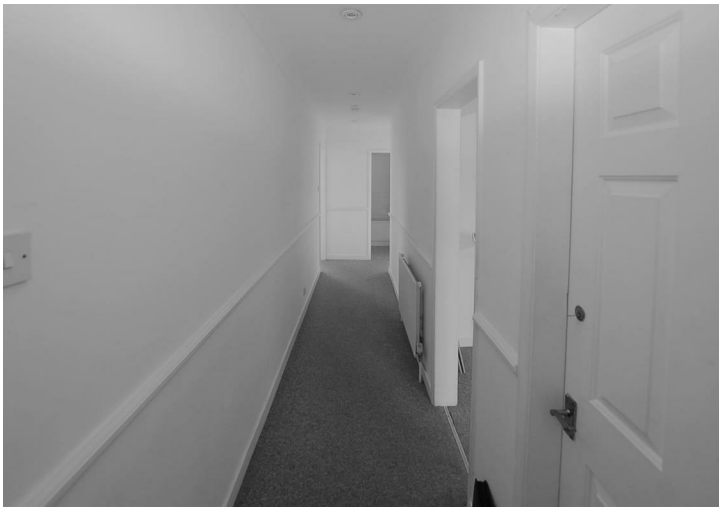
The master bedroom has a sash window to rear and a glazed door that opens onto a decked balcony and bedroom 2 is a good size double and has a window to rear. The bathroom has a white suite with shower over the bath, WC and wash hand basin.

Viewing are recommended.

Tunbridge Wells

Located in the highly sought after area of St Johns, Tunbridge Wells. The property is situated on very popular road approx 6 minute walk from High Brooms Station and approx 5 minutes walk from Grosvenor & Hilbert Park and Tunbridge Wells town centre is a little further and has extensive range of shopping, recreational and entertainment facilities just a close proximity away. The famous 'Pantiles' with its range of bars and shops and weekly Jazz and live music nights is just a short distance away. The town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys. and the A21 is also within easy reach and links with the M25.





Jack Charles
Estate Agents

Sales & Lettings

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