



Flat 9, 58a Woodbury Park Road, Tunbridge Wells, Kent, TN4 9NG.

Asking price £350,000

Jack Charles
Estate Agents

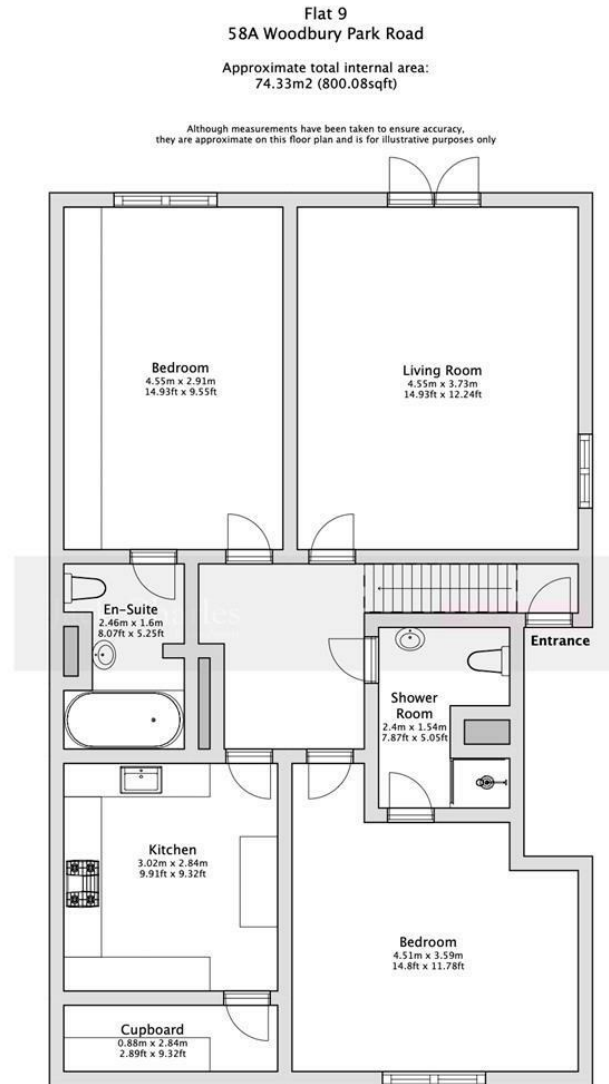
Sales & Lettings

- Ground Floor Garden Flat
- Jack & Jill Shower Room
- Walled Garden & Parking

- Two Double Bedrooms
- Modern Kitchen / Breakfast Room
- Close To Town Centre

- Enuite Bathroom
- Lounge / Dining Room
- Popular Location

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		
(69-80) C		
(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

Energy Efficiency Rating Scale: A (92+) to G (1-20). Current rating: 60. Potential rating: 75.

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this well appointed and presented two bedroom ground floor flat situated in a desirable area close to the town. You have two options to enter the flat, either by the side entrance or via the rear courtyard which is very practical as there is a private gate from the parking area.

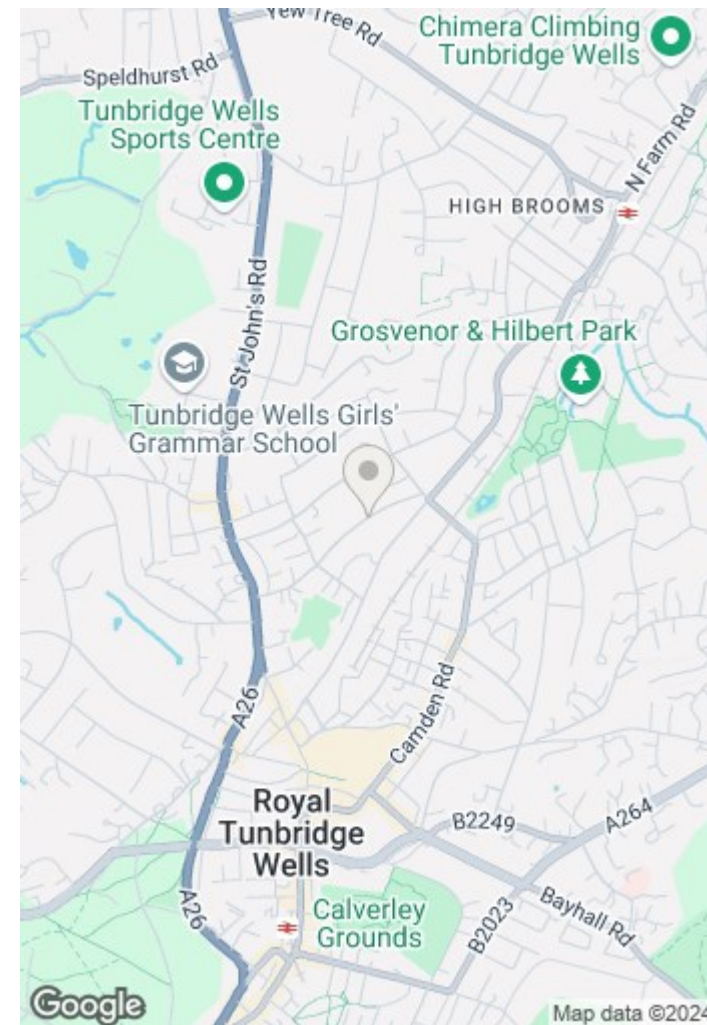
The flat has an entrance hall with doors to all the principle rooms. The living / dining room has a patio doors leading out to the rear courtyard, wooden flooring and a window to the side. The kitchen has a range of wall and base units, work surfaces, integrated oven with hob and extractor above and separate microwave & oven., breakfast bar with space for stools under. Kick board lighting and some integrated appliances.

The master bedroom has a sash window to rear and a glazed door that opens onto the garden, door to an ensuite bathroom and bedroom 2 is a good size double and has a window to the front and a door to the Jack & Jill Shower Room. Outside there is a lovely courtyard walled garden which is paved with raised flower and shrub beds and a gate which leads to the parking parking at the very rear.

Viewings are recommended.

Location

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



Jack Charles
Estate Agents



Jack Charles
Estate Agents



Jack Charles
Estate Agents

Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk



Jack Charles
Estate Agents



Jack Charles
Estate Agents



Jack Charles
Estate Agents



Jack Charles
Estate Agents