



## Flat 3, 3 Lansdowne Road, Tunbridge Wells, TN1 2NG

Guide Price £375,000

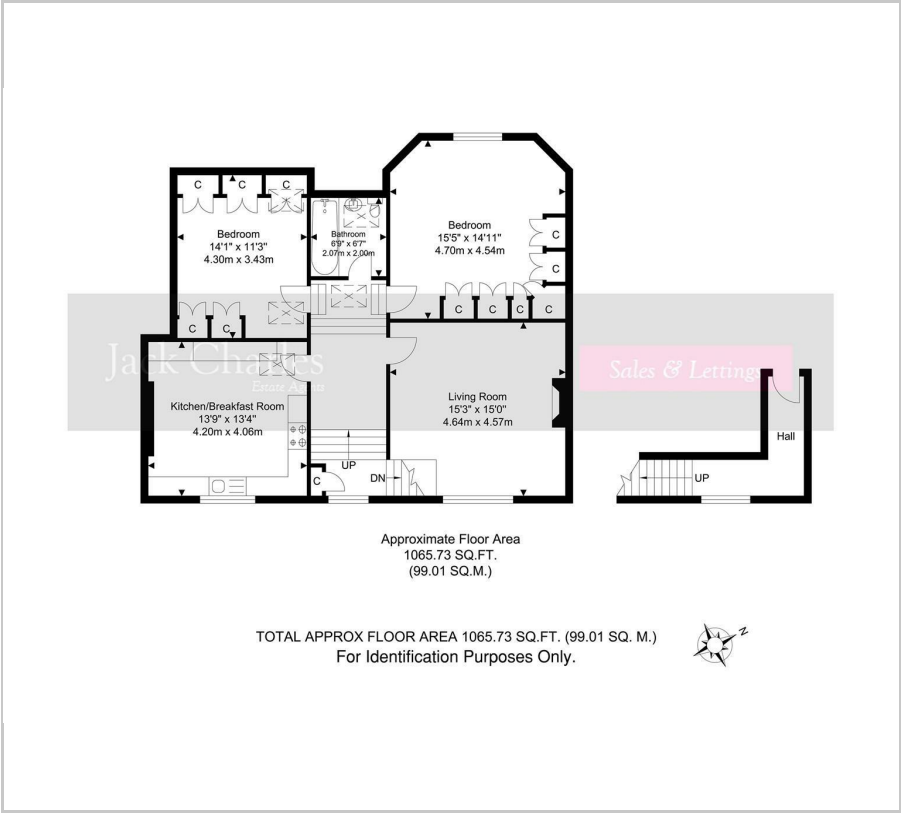
Jack Charles are delighted to be appointed as agents for the sale of this wonderful second floor apartment offered to market with no onward chain and set within this elegant conversion of a Victorian villa. This attractive building is superbly positioned within this exclusive road within the heart of Tunbridge Wells. The apartment internally is both well appointed and presented and enjoys light, bright and spacious layout that is timely reminder of why these apartments are so sought after. In principle the an external access is found to the side and this leads to a private hallway and stairs that rise into a large feature reception hall with connecting doors leading into a well formed modern kitchen/diner boasting a generous range of high standard units and space for dining table and chairs. To the adjacent side of the reception hall is the generous 15ft x 15ft reception room offering town scape views and central fireplace. From the reception hallway steps rise to upper level with two double bedrooms that both enjoy extensive fitted wardrobes and a modern bathroom w.c with a well placed velux window. The apartment is really well proportioned and enjoys elevated views and a long lease as well as parking for one car and a lovely communal garden to the rear which is a real feature. The location is often sought being within easy walking distance to the town, train station and local parks and theatres. This apartment is an outstanding example that will unlikely remain upon the open market for any length of time. Early viewings are strongly encouraged by appointed sole agents Jack Charles.

- Elegant Second Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen/Diner
- Large Reception Room
- Modern Bathroom W/C
- Allocated Parking
- Stunning Residents Garden
- Close To Town & Train Station
- No Onward Chain

### Viewing

Please contact our Jack Charles Tonbridge Office on 01732 75 75 80 if you wish to arrange a viewing appointment for this property or require further information.

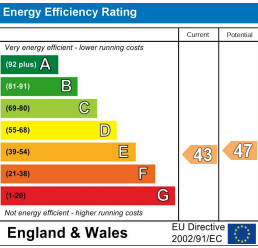
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

t: 01732 75 75 80 | e: tonbridge@jackcharles.co.uk | www.jackcharles.co.uk

Registered in England and Wales Company Number: 12336461 | Registered office: Castle Lodge, Castle Street, Tonbridge, TN9 8BA