

43a, Albert Street, Royal Tunbridge Wells, TN1 2QH



All measurements are approximate and for display purposes only



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



## 43A Albert Street Tunbridge Wells

£260,000

This flat is more a house than a flat! It has its own private entrance, parking right outside your front door, a share of the rear garden and no forward chain - all with the benefit of being share of freehold with a long underlying lease, no ground rent and no maintenance/service charges.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**TEMPLE WHARF**  
PROPERTY CONSULTANTS



- Two Bedroom Home
- Share of Freehold
- Parking
- Private Share of Garden
- Newly Refurbished
- Close to Town Centre and Station
- No Forward Chain

Sold with no forward chain, this characterful split level flat has just been refurbished to include double glazing, full rewire, new bathroom, new kitchen, new carpets and has been repainted throughout; just unpack your boxes and put up your pictures!

Entering the flat on the ground floor via your brand new front door, you step into the Entrance Hall rather than straight into the lounge, giving you that added privacy when answering the door. The light and bright square lounge is the perfect blank canvas for you to put your own stamp on. The wonderful kitchen/dining space with brand new washing machine, oven, hob and extractor occupies the width of the rear of the flat and offers plenty of work surface and storage space including a huge understairs storage cupboard.

Upstairs there are two bedrooms, a huge square main and a smaller second with large storage cupboard. The brand new bathroom completes the second floor.

Outside to the front you have your own private driveway providing parking for one car and to the rear a private share of the rear garden to soak up the sunshine and get all greenfingering!

Location wise this flat is second to none! Albert Street is a quiet residential street giving easy access to Tunbridge Wells town centre and is just a short walk from the mainline station. So if you're looking to be able to enjoy breakfast in the cafe, a wander around the boutiques and high street stores or an evening stroll to the pub, all of this can be found within less than a mile. For those who commute, services into London Charing Cross will get you to work in just under an hour

The owner advises that the property will be sold with share of

freehold and an underlying lease of 125 years. There is a peppercorn ground rent and no maintenance/service charges.

