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Auckland Road, Tunbridge Wells, TN1 2HX

£450,000

3 1 2



Introducing this impressive three-bedroom period townhouse located in the very popular St. James' area, positioned on the edge of Grosvenor and Hilbert Park, and within walking distance to both Tunbridge Wells and High Brooms mainline stations. This Victorian home oozes character, with the ground floor accommodation comprising of a stylish lounge, perfect for relaxing in the evening, whilst a double bedroom with fitted units is located to the rear of this level. Downstairs takes you into a fabulous modern kitchen with French doors onto the garden, downstairs W.C. and a spacious separate dining room. On the top floor of the house are the master bedroom, family bathroom and a third single bedroom/office or nursery. Externally, the property has an enclosed private garden. Viewing recommended!

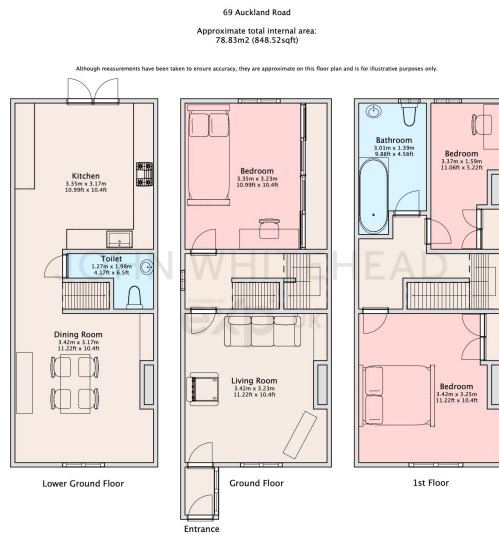
PLEASE QUOTE REFERENCE JW0477 ON ALL ENQUIRIES

Important Information on Anti-Money Laundering Check

We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance in ensuring the accuracy and continuous monitoring of these checks. Our compliance partner, Move Butler, will carry out the initial checks on our behalf. They will contact you and where possible, a biometric check will be sent to you electronically only once your offer has been accepted.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-Money Laundering checks before your offer can be formally accepted. You will also be required to provide evidence of how you intend to finance your purchase prior to formal acceptance of any offer.





- WALKING DISTANCE TO TWO MAINLINE TRAIN STATIONS
- WELL POSITIONED FOR SOME EXCELLENT LOCAL AMENITIES
- WELL PRESENTED
- MODERN KITCHEN
- PLEASE QUOTE REFERENCE JW0477 ON ALL ENQUIRIES
- ST JAMES' AREA

