



**Connells**

Birch House The Avenue  
TUNBRIDGE WELLS



### Property Description

If you're looking for a home ready to move straight into, you may not need to look much further. Located on the second floor, this apartment is flooded with light thanks to its open plan living and dual aspect ratio.

The accommodation comprises of, secure communal entrance hall, private entrance hall way with storage cupboards, double bedroom, well appointed bathroom, dual aspect lounge through to fully fitted kitchen. There is allocated parking with the apartment.

The Avenue is situated on the extremely popular Knights Wood development on the North side of Tunbridge Wells. There is a local convenience store within the development as well as a highly regarded primary school. Knights Park retail and leisure park is only a stones throw away as well as the North Farm estate with a number of chain retail stores as well as two supermarkets.

High Brooms railway station offers regular services into London and the South coast and is only approximately 2 miles away.



**Communal Entrance**

**Private Entrance**

**Lounge**

12' 3" x 11' 9" ( 3.73m x 3.58m )

**Kitchen**

10' 8" x 5' 10" ( 3.25m x 1.78m )

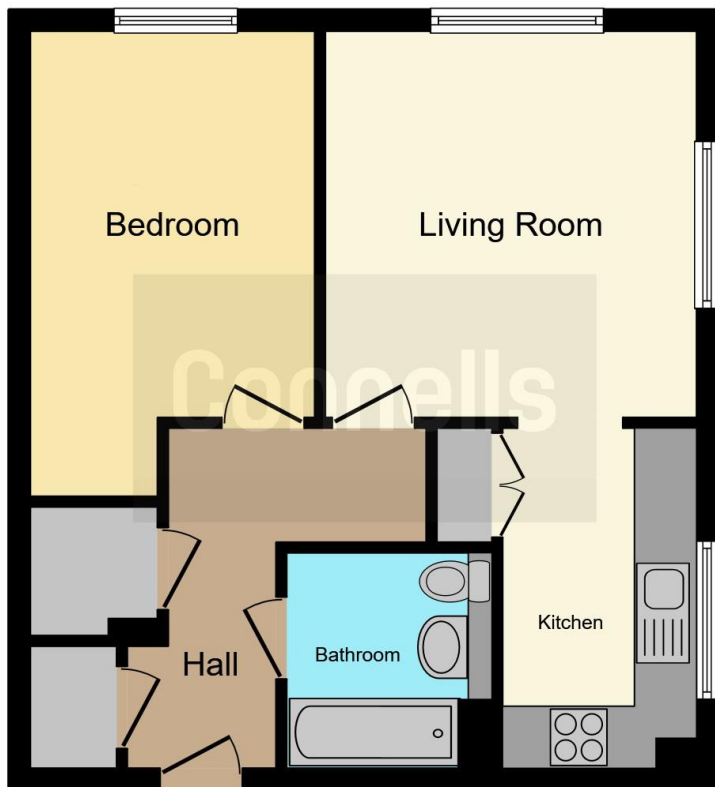
**Bedroom**

12' 3" x 9' ( 3.73m x 2.74m )

**Bathroom**

**Allocated Parking**





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/TWL405332](https://www.connells.co.uk/Property/TWL405332)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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