



**Connells**

Addison Road  
Tunbridge Wells





### Property Description

GUIDE PRICE £240,000 - £250,000

Offered for sale is this wonderful two bedroom apartment which offers fantastic open plan living and views onto the woodland. Located on the first floor it is decorated in neutral tones through and offers a modern fitted kitchen and bathroom as well as allocated parking space.

The apartment would suit a professional couple, first time buyers and those looking to invest.

The accommodation comprises of; Entrance hall with 2 storage cupboards, bedroom one with fitted wardrobes, bedroom two, modern bathroom and open plan kitchen living space which enjoys dual aspect and views onto the woodland behind. Neutrally decorated throughout. There is an allocated parking space.

Addison road is situated only 0.3 miles distance from High Brooms railway station which offers a regular service into London and to the south coast. Tunbridge Wells Town centre offers a wide range of chain and independent shopping and leisure facilities as well as an array of restaurants and bars.



## Entrance Hall

## Open Plan Kitchen Lounge

23' 4" x 14' 7" ( 7.11m x 4.45m )

## Bedroom One

10' 4" x 9' ( 3.15m x 2.74m )

## Bedroom Two

8' 7" x 8' 2" ( 2.62m x 2.49m )

## Bathroom





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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 TUNBRIDGE WELLS TN1 1BS

**EPC Rating: C**

**view this property online [connells.co.uk/Property/TWL402897](http://connells.co.uk/Property/TWL402897)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2005. 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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