



**Connells**

Tudor Court  
Tunbridge Wells



### Property Description

Offered for sale is this three bedroom maisonette which has recently been freshly painted and had new carpets laid throughout.

The accommodation comprises of, Entrance hall with stairs up to the first floor which features a large lounge which runs front to back and separate kitchen.

The second floor consists of two double bedrooms, family bathroom and further single bedroom.

The property benefits from local amenities, such as The Historic Pantiles and a large supermarket being a short distance from the property.

Tunbridge Wells Train Station is also only a short distance, making it ideal for anyone needing to commute for work, with regular services into London Bridge.



## Entrance Hall

## Lounge

26' 7" MAX x 15' 2" MAX ( 8.10m MAX x 4.62m MAX )

## Kitchen

8' x 7' 10" ( 2.44m x 2.39m )

## Bedroom One

12' MAX x 9' 1" MAX ( 3.66m MAX x 2.77m MAX )

## Bedroom Two

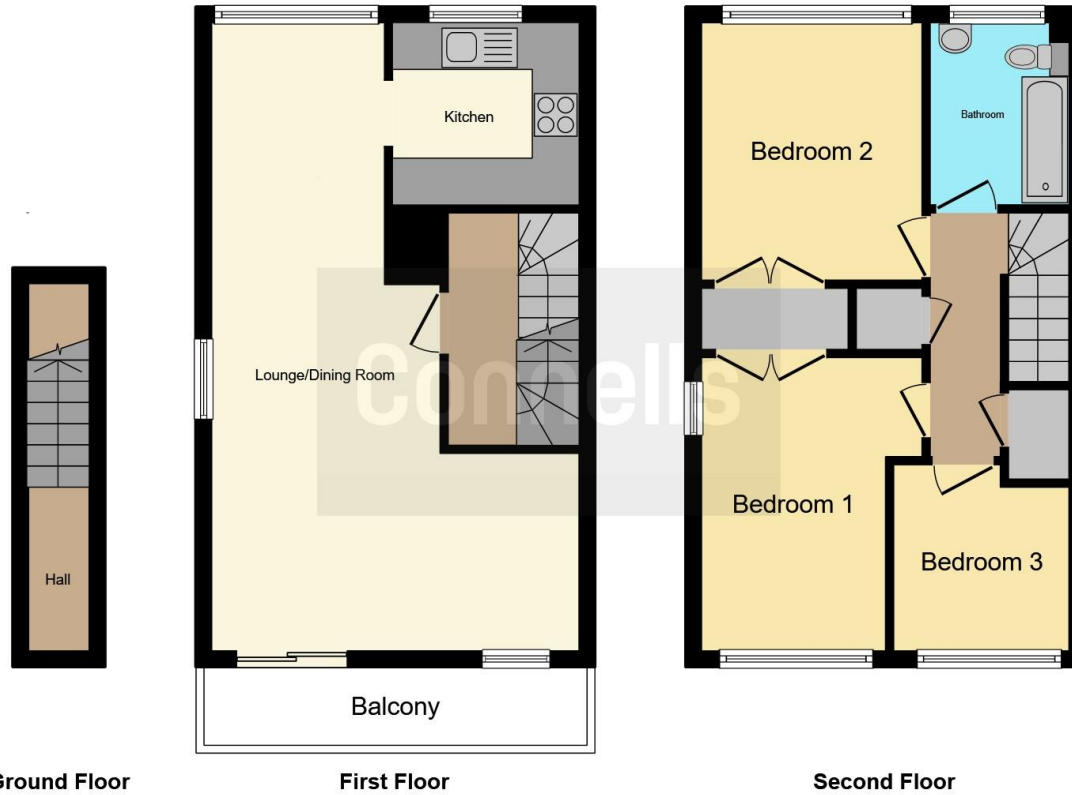
10' 10" x 8' 11" ( 3.30m x 2.72m )

## Bedroom Three

8' 10" x 8' 1" ( 2.69m x 2.46m )

## Bathroom





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/TWL405519](http://connells.co.uk/Property/TWL405519)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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