



Connells

York Road
TUNBRIDGE WELLS

York Road TUNBRIDGE WELLS TN1 1JY

For Sale Offers In Excess Of
£215,000



Property Description

This charming one-bedroom first-floor apartment, located in the heart of York, offers a perfect fusion of character and contemporary style.

Upon arrival, you are greeted by a shared entrance that leads to a private and welcoming hallway. The apartment features a beautifully presented shower room and a spacious, tranquil double bedroom. The open-plan kitchen, with its sleek central breakfast bar and dining area, has been recently renovated and comes equipped with high-end appliances and bespoke fittings, adding a touch of sophistication. A striking cast iron fireplace serves as the focal point, bringing warmth and charm to the space, while two large windows flood the room with natural light.

Perfectly positioned in the centre of Tunbridge Wells, this delightful apartment is just moments from a wide range of local amenities and excellent transport links, offering both convenience and a wonderful lifestyle.

16' 11" Max x 16' 6" Max (5.16m Max x 5.03m Max)

Vinyl tiled floor, contemporary fitted kitchen with a range of white high gloss wall and base units and complementary 'concrete effect' work surface. Integrated fridge, freezer, washing machine and slimline dishwasher. Inset one and a half bowl sink with mixer tap over, integrated electric oven and inset four ring 'Lamona' hob with glass splashback and feature extractor over. Inset LED spotlights to the ceiling and a three seater breakfast bar area. Double glazed window to the front with a fitted blind (south facing aspect). This is open to the Lounge Area: Vinyl tiled floor, a particularly good space for lounge furniture and entertaining. Further double glazed windows to the front with a fitted blind, dado rail. Feature cast iron fireplace with tiled hearth, various media points, inset LED spotlights to the ceiling. Wall mounted electric radiator. Airing cupboard with hot water cylinder and further areas of fitted storage below.

Shower Room

Wash hand basin with mixer tap over and tiled splashback with good storage areas below and further wall mounted backlit mirror, vanity sink with fitted toothbrush/ razor plugs, large walk-in shower cubicle with fitted glass screen and double shower heads, low level W.C.. Opaque double glazed window to the rear, vinyl tiled floor, wall mounted towel/radiator, inset LED spotlights.

Bedroom One

16' 11" Max x 7' 11" Max (5.16m Max x

First Floor

Communal Entrance

Entrance Hall

Vinyl flooring, telephone point, doors leading to:

Kitchen/Lounge/Dining Room

2.41m Max)

Electric radiator, window to side with fitted blind, further single glazed window to rear with fitted blind. Bespoke built-in Sharp wardrobes. Space for bed and further good space for bedroom furniture.

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is

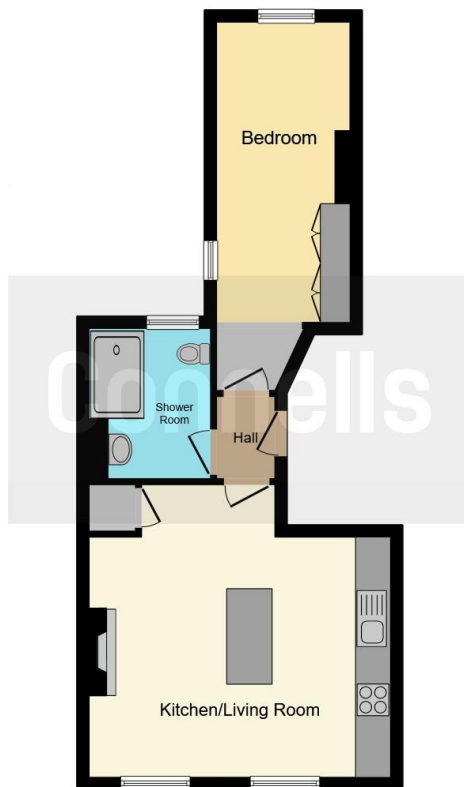
something for everyone.

Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.









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

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D

Council Tax
 Band: A

Service Charge:
 1000.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406135

This is a Leasehold property with details as follows; Term of Lease 100 years from 22 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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