

for sale

£280,000



Hawthorn House The Avenue Tunbridge Wells TN2 3FZ

Are you a first time buyer looking to take your first step onto the property ladder?

This delightfully charming two bedroom third floor apartment, situated within one of the most popular locations in Tunbridge Wells.



ACCOMMODATION

Third Floor

Entrance Hall

Radiator, electric storage heater, video entry phone, two storage cupboards with one housing the water tank.

Kitchen/Lounge/Dining Room

17' Max x 18' 2" Max (5.18m Max x 5.54m Max)

Grey gloss floor units and drawers, white gloss wall units, integrated electric cooker and hob with extractor hood above, integrated fridge/ freezer, integrated washing machine, sink with mixer tap and drainer.

Lounge/ Dining area - electric storage heater, two sets of double glazed windows with doors to Juliet balconies, another three double glazed windows (dual aspect)

Bedroom One

12' 9" Max x 11' 3" Max (3.89m Max x 3.43m Max)

Electric heater, tall double glazed window to front with door to Juliet balcony, another double glazed window to front, double glazed window to side.

Bedroom Two

11' 9" Max x 13' 8" Max (3.58m Max x 4.17m Max)

Tall double glazed window to side and a smaller double glazed window to side, electric heater

Bathroom

Bath with mixer tap and shower attachment, wash basin with mixer tap, WC, heated towel rail, sunken ceiling spot lights, frosted double glazed window to side.

Allocated Parking For One Car



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.

Agents Note

This property is currently under shared ownership in conjunction with Moat Housing Association who have criteria for any purchase, the advertised price is for the sellers 60% share. £335.49 per month is paid to the Housing Association as rent for the retained share. Service Charge is £188.56 per annum. Please contact Moat Housing Association for guidance on purchase requirements.

In addition, Moat Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 40% share and the remaining 60% share from Moat Housing Association providing a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.





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

To view this property please contact Connells on

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Property Ref: TWL406262 - 0007

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 188.56

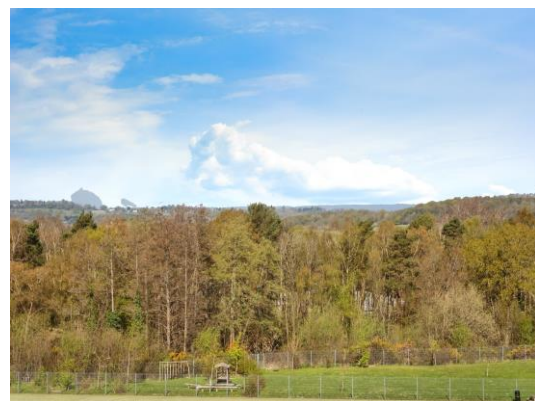
Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TWL406262

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.

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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