



Fairlawn House

22

THE
HALLS
&
KITCHEN
NO. 1

22

Connells

Fairlawn House Mount Sion
Tunbridge Wells

Fairlawn House Mount Sion Tunbridge Wells TN1 1US

For Sale Guide Price
£350,000



Property Description

If you're looking for a beautifully refurbished apartment in a prime location, this two-bedroom, two-bathroom flat is a must-see. Situated just a short walk from Tunbridge Wells' High Street, The Pantiles, and the train station, you'll enjoy the best of both town living and excellent transport links into London.

Located on the lower ground floor, this property is ideal for first-time buyers, investors, or professional couples seeking a modern home in a highly sought-after area.

The accommodation features a communal entrance with lift access, an inviting entrance hall, and a spacious lounge/dining area that flows seamlessly into a recently fitted bespoke kitchen. The kitchen is equipped with a range of high-end integrated appliances, including an AEG four-ring gas hob, Bosch microwave, Bosch oven, Bosch dishwasher, NEFF fridge/freezer, and a Franke sink and tap.

The apartment also boasts two generously sized double bedrooms, with the master benefiting from an en-suite. Both bathrooms have been fully refurbished to the highest standard, with attention to detail and a neutral décor that will appeal to all tastes.

Additional highlights include allocated parking for one vehicle and an enviable location that offers a peaceful retreat while being close to all the amenities Tunbridge Wells has to offer.

Whether you're looking for a tranquil home or a vibrant lifestyle close to everything, this exceptional apartment perfectly blends comfort, style, and convenience.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Lounge Dining Room

11' 2" x 19' 7" (3.40m x 5.97m)

Kitchen

9' 9" x 10' 3" (2.97m x 3.12m)

Bathroom

Bedroom Two

9' 3" x 9' 5" (2.82m x 2.87m)

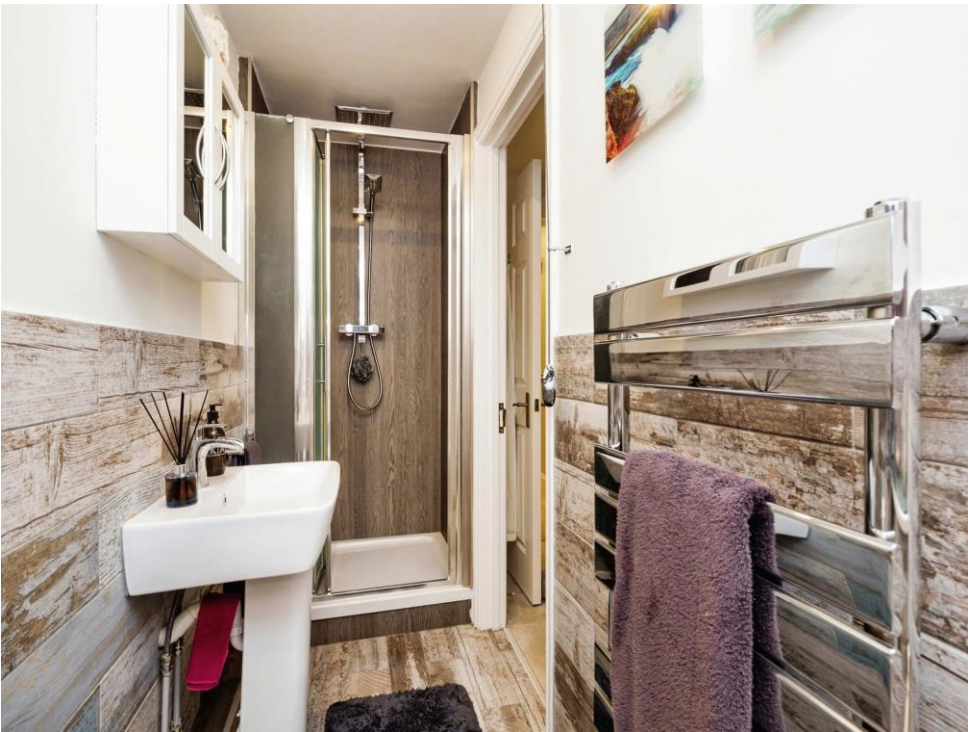
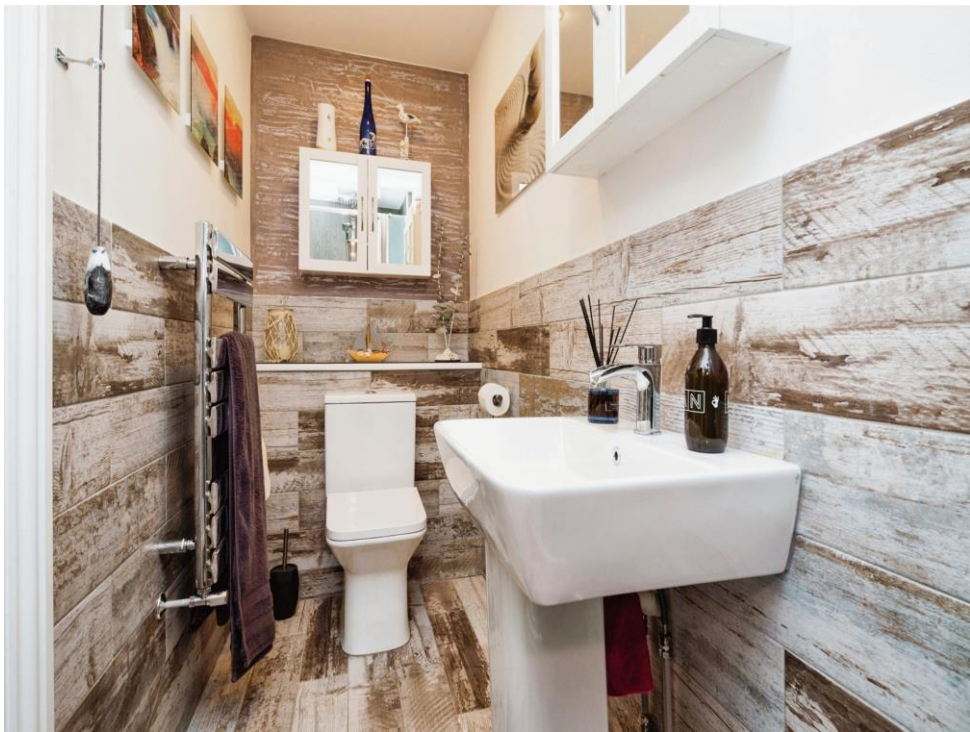
Bedroom One

11' 1" x 13' 3" (3.38m x 4.04m)

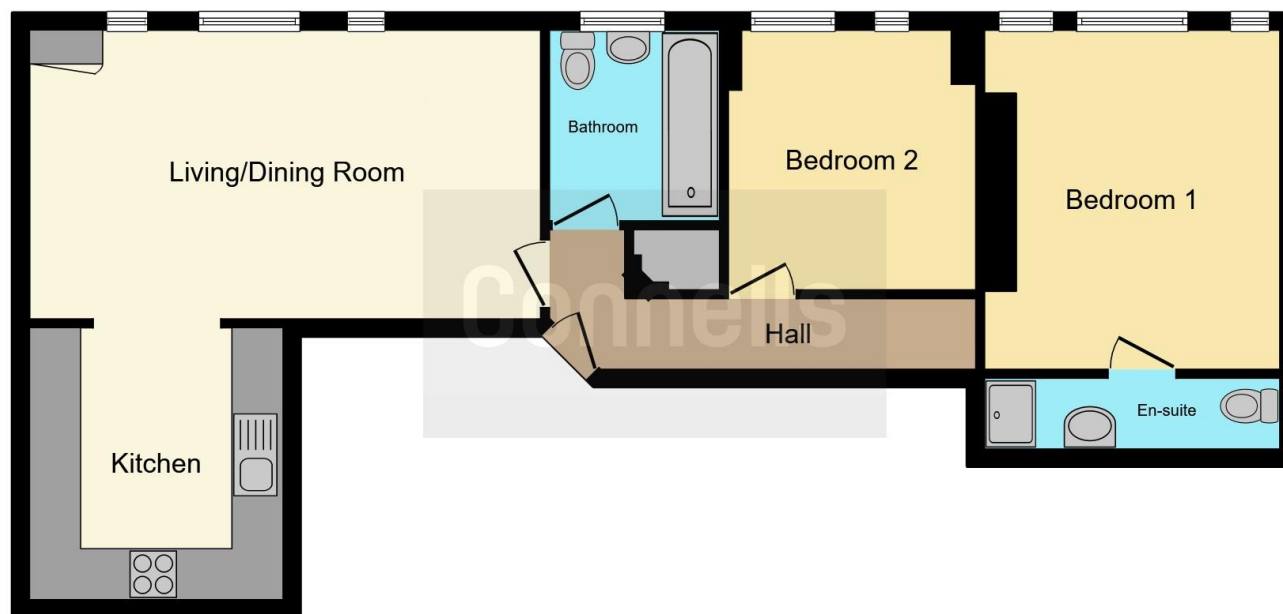
En Suite Shower Room

Allocated Parking Space









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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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406275

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2000. 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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