



PRIVATE PROPERTY
NO UNAUTHORISED
PARKING

Connells

Garden Road
Tunbridge Wells

Garden Road Tunbridge Wells TN1 2XL

for sale
£180,000



Property Description

This beautifully presented and thoughtfully improved flat offers a rare blend of comfort, convenience, and charm, complete with its own private entrance and parking. Recently updated by the current owner, including a recently installed kitchen, the property exudes a warm, welcoming atmosphere.

Arranged entirely over one floor, the accommodation is generously proportioned and filled with natural light. The inviting living room, features elegant sash-style windows to the front, framed by bespoke fitted storage cupboards and tasteful shelving. The double bedroom is both spacious and tranquil, boasting wood-effect flooring, and a set of well-appointed fitted wardrobes that enhance its sense of space and style. The dining room provides a flexible area, large enough for a dining table and a separate desk - perfect for those seeking a quiet space for home working or creative pursuits.

The recently refurbished kitchen is a standout feature, showcasing a sleek collection of gloss wall and base units, complemented by pristine work surfaces and contemporary gloss tiles. A rear lobby offers additional practicality with coat hooks, a handy shoe storage unit, and direct access to the allocated parking space.

The bathroom is a sanctuary of cleanliness and style, complete with a relaxing bath featuring both a luxurious rain shower and a separate handheld attachment.

This home is ideal for a first time buyer or investor looking to expand their portfolio.

Ground Floor

Lounge

14' 9" Max x 12' 2" Max (4.50m Max x 3.71m Max)

Kitchen/Dining Room

20' 9" Max x 12' 2" Max (6.32m Max x 3.71m Max)

Bedroom One

10' 10" Max x 8' 7" Max (3.30m Max x 2.62m Max)

Bathroom

Entrance Hall

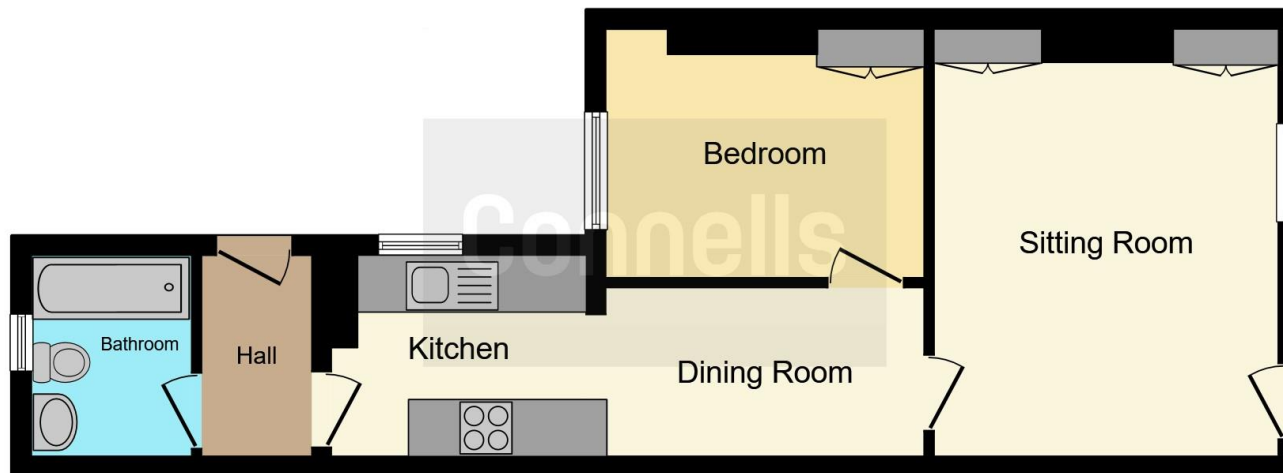
Location

Perfectly positioned in an enviable location, the property is just a short stroll from the heart of Tunbridge Wells town centre and the mainline station. The town itself is a vibrant hub offering an excellent selection of shops, cafes, restaurants, and cultural attractions, including the Royal Victoria shopping centre, a cinema complex, and several theatres. For those who enjoy the outdoors, the historic Pantiles and beautiful open spaces such as Dunorlan and Calverley parks, as well as The Common, are all nearby, perfect for leisurely walks or moments of relaxation.

For commuters, both Tunbridge Wells and High Brooms stations offer swift and regular services to London Charing Cross and Cannon Street in under an hour, while the A21 provides easy access to the M25 and beyond. This property is the perfect blend of modern living and idyllic location, offering a truly enviable lifestyle.







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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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
 Band: A

Service Charge:
 1712.72

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406288

This is a Leasehold property with details as follows; Term of Lease 107 years from 20 Apr 2025. 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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