



Connells

Addison Road
TUNBRIDGE WELLS



Property Description

Nestled on the second floor, this charming one-bedroom apartment radiates warmth and character, reflecting the care and attention of its current owner. The property is one of two within the building.

Upon entering, you're greeted by a welcoming entrance hall with loft access that leads to a spacious lounge, bathed in natural light. The room offers ample space for both relaxation and dining, creating an inviting atmosphere for both quiet evenings and entertaining guests.

The well-appointed kitchen seamlessly integrates into this open-plan area, providing a functional space for culinary endeavours.

The bedroom is a serene retreat, comfortably accommodating a king-size bed along with bedside tables and wardrobes. Its tranquil ambiance offers a perfect sanctuary for rest and rejuvenation.

The bathroom is equally impressive, featuring a bath with an overhead shower.

Externally, the property benefits from allocated parking and access to well-maintained communal gardens, offering a peaceful outdoor space to unwind.

This apartment is an ideal choice for first-time buyers or those seeking a comfortable living space with convenient amenities.

Second Floor

Entrance Hall

Access to loft space, built in storage cupboard, radiator, phone entry system.

Lounge/Dining Room

12' 2" Max x 11' 1" Max (3.71m Max x 3.38m Max)

Double glazed window to front. TV point, phone point, radiator, USB points

Kitchen

7' 6" Max x 8' 1" Max (2.29m Max x 2.46m Max)

Double glazed velux roof light, wide range of wall and base unit, built in fan oven, 4 ring hob, extractor fan, washing machine, space for fridge/freezer, stainless steel sink/drainer

Bedroom One

13' 3" Max x 10' 1" Max (4.04m Max x 3.07m Max)

Irregular shaped room min measurements 11'3" x 10'1"

Double glazed window to rear, radiator, TV point, phone point, USB points.

Bathroom

Double glazed window to rear, panelled bath with shower over, low level WC, vanity wash hand basin, local tiling, radiator.

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

To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 3200.00

Ground Rent:
 115.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2005. 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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