



Connells

York Road
TUNBRIDGE WELLS

York Road TUNBRIDGE WELLS TN1 1JY

for sale offers in excess of
£215,000



Property Description

Ideal home for first time buyers and investors. York Road leads onto the town centre. Nearby is the Royal Victoria Shopping Centre and The Pantiles, offering a selection of both high street and independent shops. Tunbridge Wells Common, Calverley Grounds and Dunloran Park are all within walking distance providing plenty of green spaces to explore.

Tunbridge Wells train station is only 0.3 miles away which also makes this home suitable for commuters.

The accommodation comprises of a communal entrance hall and staircase, private entrance hall with storage cupboards, lounge with large window, double bedroom, kitchen with base and wall units and integrated electric hob and oven.

The bathroom is fitted with a white suite, W.C., bath with shower above and wash hand basin.

Entrance Hall

Access to all rooms with two generous cupboards used as storage for general household items and also shelves for food and microwave, making best use of space.

Living Room

11' 7" Max x 10' Max (3.53m Max x 3.05m Max)

South facing, light and airy recently decorated in Georgian style with TV on wall.

Kitchen

10' Max x 4' 10" Max (3.05m Max x 1.47m Max)

Gally kitchen overlooking trinity church, recently revamped, new combination boiler providing fast and efficient hot water and heating throughout property.

Bedroom

9' 11" Max x 9' 9" Max (3.02m Max x 2.97m Max)

Decorated in keeping with Georgian style, feature wall paper behind bed and sashed window overlooking rear of building.

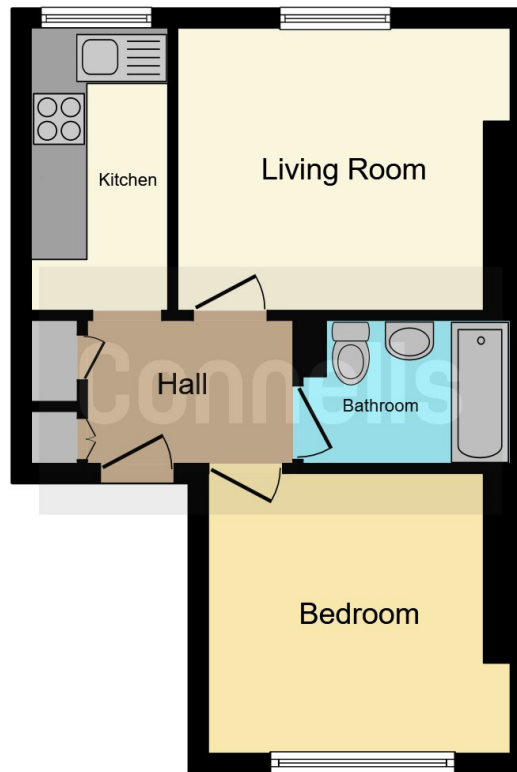
Bathroom

Generous sized bathroom, recently painted for fresh feel and shower connected to boiler providing good pressure and heat. Old electric shower remains in situ.









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:
 1320.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406315

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. 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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