



Connells

Birch House The Avenue
Tunbridge Wells

Birch House The Avenue Tunbridge Wells TN2 3FW

for sale offers in excess of
£220,000



Property Description

If you're looking for a home ready to move straight into, you may not need to look much further. Located on the second floor, this apartment is flooded with light thanks to its open plan living.

The accommodation comprises of, secure communal entrance hall, private entrance hall way with storage cupboards, double bedroom, well appointed bathroom, lounge through to fully fitted kitchen. There is allocated parking with the apartment.

The Avenue is situated on the extremely popular Knights Wood development on the North side of Tunbridge Wells. There is a local convenience store within the development as well as a highly regarded primary school. Knights Park retail and leisure park is only a stones throw away as well as the North Farm estate with a number of chain retail stores as well as two supermarkets. High Brooms railway station offers regular services into London and the South coast and is only approximately two miles away.

9' 6" x 13' 7" (2.90m x 4.14m)

Outside

Communal Garden

Allocated Parking

Location

Second Floor

Entrance Hall

Bathroom

Kitchen/Lounge/Dining Room

13' 10" x 21' 5" (4.22m x 6.53m)

Bedroom One









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: B

Council Tax
 Band: C

Service Charge:
 1440.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406299

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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