



Connells

Clarence House Clarence Road
Tunbridge Wells



Property Description

This ground floor apartment is situated within a highly convenient location within the town centre within a grade II listed building. There are good room sizes, character features and high ceilings as well as an allocated parking space and a share of the freehold. The property would ideally suit first time buyers, professional couples or a young family.

The accommodation comprises of, Entrance hall, Bedroom Two, Modern Bathroom Suite, Bedroom One, Lounge Dining Room which is open onto a fully fitted Kitchen. There is allocated parking.

Clarence Road is located within Tunbridge Wells town centre and only a short distance from the mainline railway station which offers regular services into London. Tunbridge Wells benefits from a range of leisure and sporting facilities including the Royal Victoria Place shopping centre, High Street and the historic Pantiles offering bars, restaurants, chain and independent shops.



Entrance Hall

Bedroom Two

12' 1" x 6' 3" (3.68m x 1.91m)

Open Kitchen Lounge

22' 8" x 10' 2" (6.91m x 3.10m)

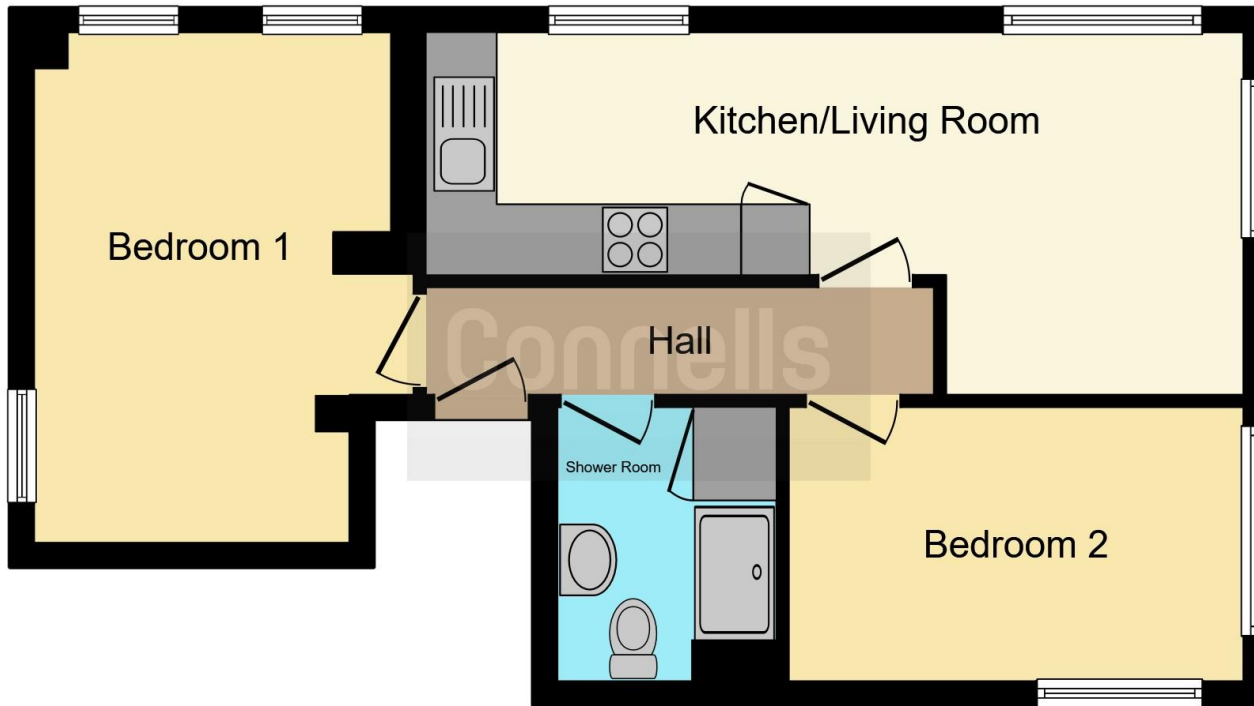
Bathroom

Bedroom One

13' 11" x 8' 11" (4.24m x 2.72m)

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

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EPC Rating: D

view this property online connells.co.uk/Property/TWL405752

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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