



The Courtyard Flat, Rusthall Road, Tunbridge Wells, Kent, TN4 8PA

£799,950 Leasehold

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PRICE RANGE: £400,000 - £425,000 Bracketts are delighted to offer for sale this stunning two bedroom ground floor apartment located in the pretty village of Rusthall. The property has been sympathetically upgraded throughout and retains many period features whilst adding modern touches with the finish. You enter the property into a spacious lounge with a beautiful wood burner, large window, exposed brickwork on the chimney and brand new carpet, the kitchen is a modern open space with a range of cupboards, space for appliances, larder style cupboard and an area for dining. There are two very well sized bedrooms both with storage cupboards, both have brand new carpet. The bathroom is modern with shower over the bath. Outside the property has the huge benefit of a large private walled courtyard which is a sun trap in the afternoon and has a large shed which could be converted into a work from home space. Viewing advised to appreciate the space on offer!

- Courtyard Apartment
- Stylish Presentation Throughout
- Brand New Kitchen and Bathroom
- Many Original Features Retained and Restored
- Beautiful Log Burner
- Exposed Brick Work
- Ample Storage Cupboards
- EPC Rating C





LOCATION:

The village of Rusthall boasts a good range of local stores with day-to-day amenities and is within approximately 2 miles from Tunbridge Wells with its multiple range of shopping and recreational facilities, together with a mainline railway station offering fast trains to London in under an hour. Access to the A21 leads to the M25 motorway network and the south coast. Gatwick Airport is within approximately 25 miles.

The area is well served for schooling with a range of independent, grammar and Church comprehensive schools, all of which are highly regarded. The area is well served for a range of activities including golf clubs, cycling, horse riding, tennis and cricket clubs.

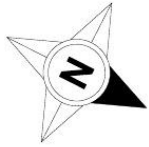
Additional Information:

Council Tax Band: A

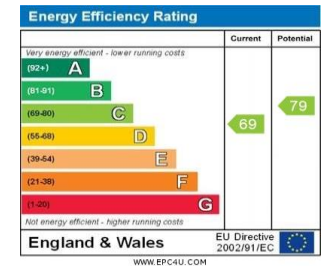
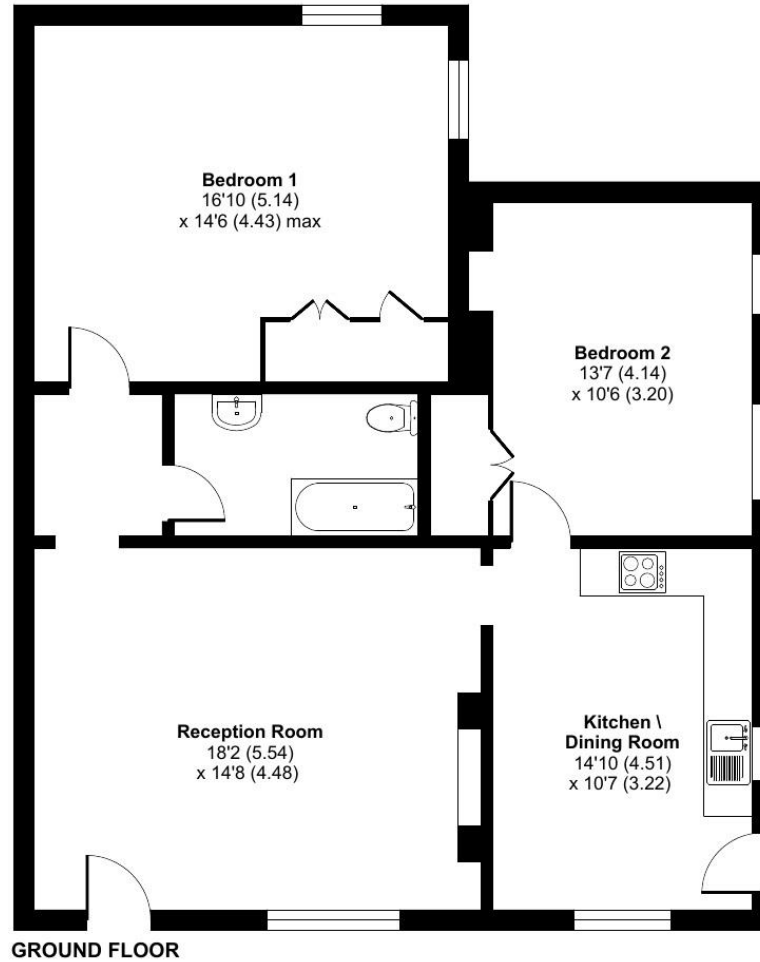
Leasehold Information: **TBC**



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Approximate Area = 964 sq ft / 89.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bracketts llp. REF: 1150614

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