



Flat 1, 3 Mount Sion, Tunbridge Wells, Kent TN1 1TZ  
Guide Price £275,000 Share of Freehold

When experience counts... **bracketts** est. 1828



A stunning one bedroom, ground floor flat in this converted period building located in the popular 'village area' of Tunbridge Wells close to the High Street, Pantiles and mainline station.

The flat has been thoughtfully designed with a modern interior yet retaining many character features. Great thought has been given to storage with some clever designs utilising the space well. The reception room has a large window which faces the front of the building, there is a fireplace with tiled surround and a solid wood herringbone Parquet floor. Through an archway you will find a modern kitchen with a good range of wall and base units. The bedroom has colonial-style shutters and a bank of hidden storage and wardrobes behind the bed. The modern bathroom has a rear window, freestanding shower with glass screen, vanity sink and a WC.

- 1 Bedroom Apartment
- Beautifully Presented
- Character Features
- Spacious Reception Room with Fireplace
- Modern Fitted Kitchen.
- Bedroom with Fitted Storage/ Wardrobes
- Modern Fitted Bathroom
- Close to High Street
- Share of Freehold
- EPC Rating: D





### LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

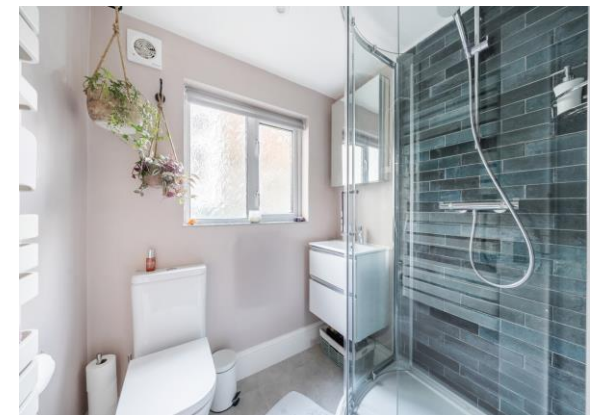
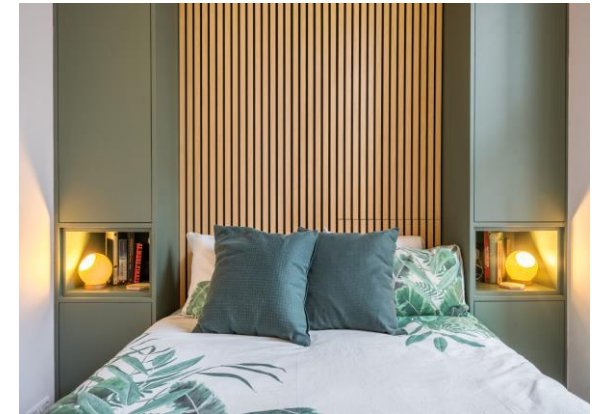
Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections

### Leasehold Information:

The property is Leasehold with a Share of the Freehold  
Lease Term: 999 years from 25 December 1990  
Service Charge: £1,200 per annum  
Ground Rent: Peppercorn



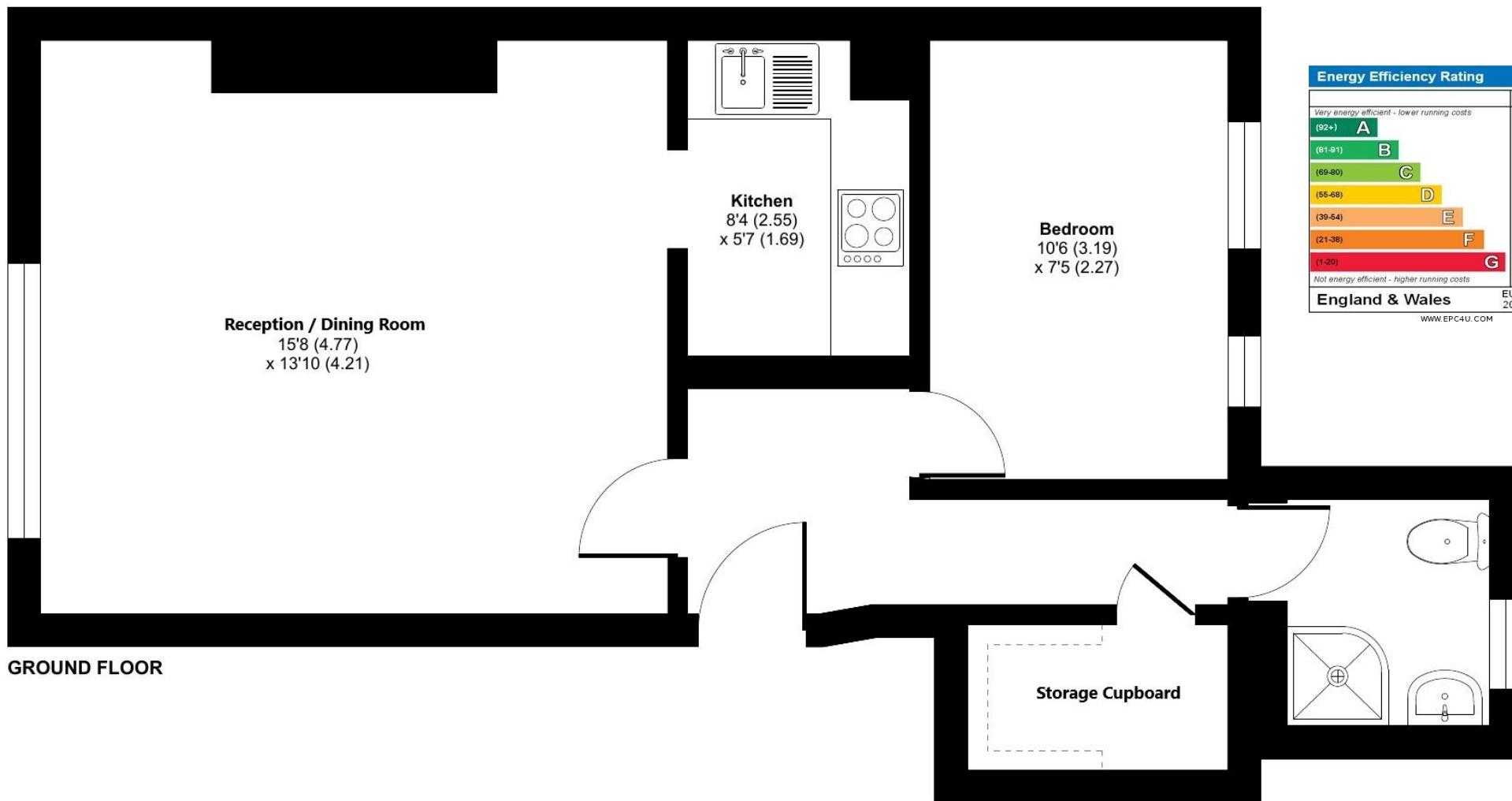
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Approximate Area = 485 sq ft / 45 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			