



Flat 2,9, Mount Sion, Tunbridge Wells, Kent, TN1 1TZ
Guide Price £425,000 Leasehold

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Forming part of a handsome period building, this converted entrance level apartment would struggle to be more central. Set in the heart of the old village area within a few hundred yards of The Pantiles, Common and Railway Station, the property benefits from its entrance through the original front door of the building and enjoys high ceilings throughout. The open plan living space has a floor to ceiling bow window to the front and a recessed display arch with cupboard beneath. From here, there is a fitted kitchen with two areas of work surfaces, one inset with a single drainer, stainless steel sink, mixer tap, base units and plumbing provision for a washing machine. To the opposite side, there is an inset hob with oven beneath, adjacent base units, extractor above the cooker position and suspended wall cupboards, generous areas of splashback and a radiator beneath the window to the side. An inner hall with storage at the rear of the property with two double bedrooms and an internal bathroom with generous areas of wall tiling, a white suite with chrome fittings that comprises a wash basin, WC, and a bath area with full height tiling, shower mixer and curtain. The property also benefits from an allocated off-road parking space set to the front of the building.

- Prime central location
- Part of historic period building
- Entrance level apartment with period features
- Open plan reception room with bow window
- Fitted kitchen
- Two double bedrooms
- Bathroom and WC
- Gas central heating
- Allocated off-road parking





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because 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 and its own distinctive benches. 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.

Additional Information:

Council Tax Band: C

Tenure and Outgoings:

Lease: 112 years from 21 July 1977

Ground Rent: £150

Service Charge: £50 per month

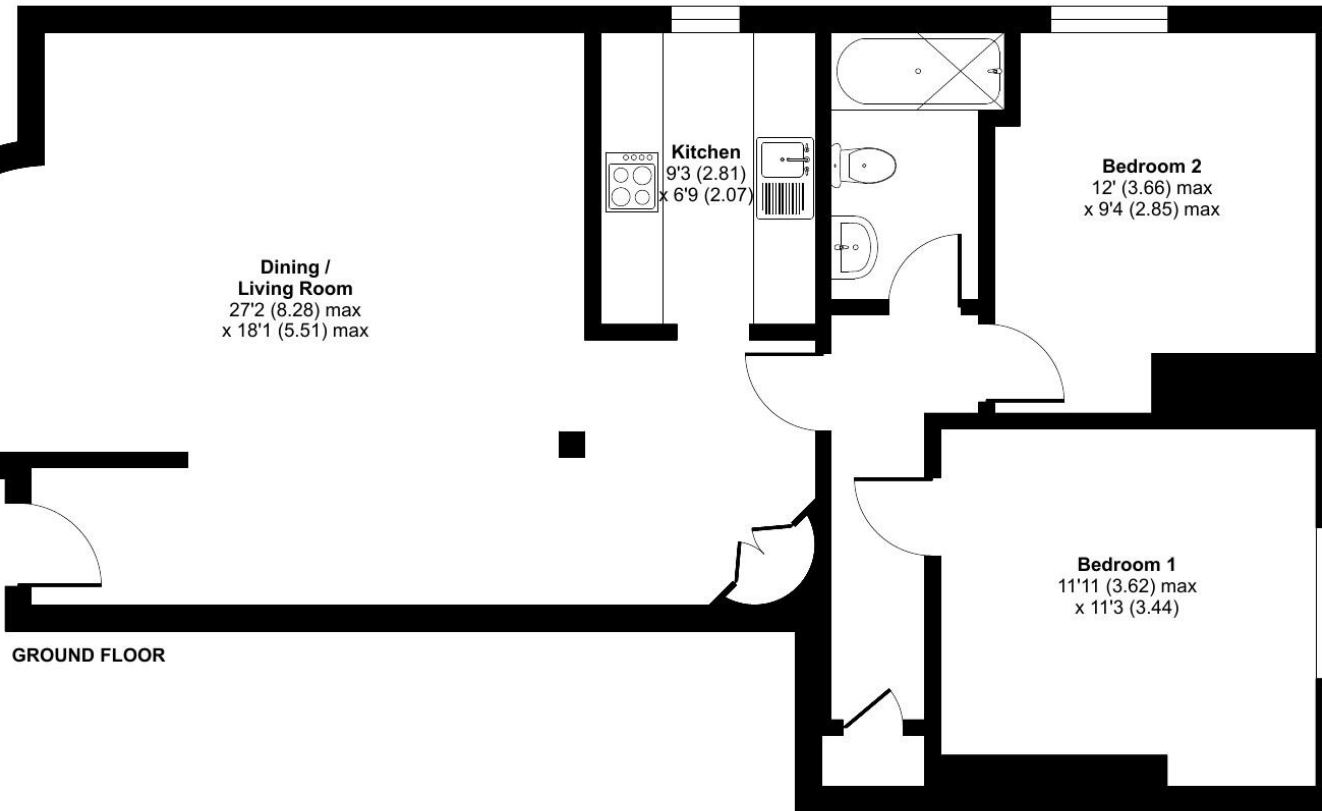


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Mount Sion, Tunbridge Wells, TN1

Approximate Area = 855 sq ft / 79.4 sq m

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Bracketts llp. REF: 1373048

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