



Flat 3, 60 Newton Road, Tunbridge Wells TN1 1RU
Monthly Rental Of £750 Leasehold

bracketts est. 1828

Flat 3, 60 Newton Road, Tunbridge Wells, Kent TN1 1RU

VIEWING

By appointment with Bracketts.

SITUATION

Located right in the very heart of the town centre with a whole host of stores within a stone's throw of this apartment, together with a vast array of eateries and coffee houses. Tunbridge Wells mainline station with its fast trains to London in under one hour is within approximately 0.4 of a mile. The open green spaces of Calverley Grounds, Dunorlan Park and Grosvenor Park/Hilbert Recreation are all within under two-thirds of a mile. Tunbridge Wells has a multitude of gyms and sports clubs including cricket, tennis and golf clubs.

DESCRIPTION

60 Newton Road offers three new 1 bedroom flats with the interiors comprising stylish modern kitchens with marble-effect quartz composite worktops with undermount stainless steel sinks, chromed mixer taps and integrated appliances including ceramic touch control induction hobs with concealed extractor fans and a stainless steel AEG electric oven. The stylish contemporary bathrooms have push button WCs, fully tiled walls and floors. There is wood-effect flooring and carpeting to the bedrooms. Access is via a communal entrance with windows and each apartment has an entry phone system. We recommend an early viewing.

ACCOMMODATION

Stairs to:

TOP (THIRD) FLOOR

Own front door opening to:

L-SHAPED ENTRANCE HALL

Door entry phone system. Wood-effect flooring. Doors to all rooms.

OPEN PLAN RECEPTION ROOM / KITCHEN

Reception Area Dormer window with deep sill enjoying townscape views of the Royal Opera House and the town centre. Open plan to:

Kitchen A stylish modern gloss kitchen with marble quartz composite worktops with matching upstand and incorporating an AEG induction hob with matching stainless steel AEG oven beneath and a concealed extractor/light above. Undermount one-and-half bowl stainless steel sink. Fitted/concealed AEG slimline dishwasher. Fitted/concealed AEG washing machine. Fitted/concealed integrated fridge with freezer compartment. Pan drawers. Inset LED spotlights. Matching wood-effect flooring.

SHOWER ROOM

A stylish modern suite comprising push button WC, basin with chromed mixer tap, walk-in low profile shower with glazed surround. Shaver socket. Fully tiled walls. Chromed ladder-style heated towel rail. Extractor fan.

DOUBLE BEDROOM

Two Velux skylights to the front. Sloping ceilings with integrated LED spotlights.

TENURE / OUTGOINGS

The property is Leasehold with a 125 year Lease

Service/Maintenance Charge: £tbc

Ground Rent: £100 per annum

DIRECTIONS

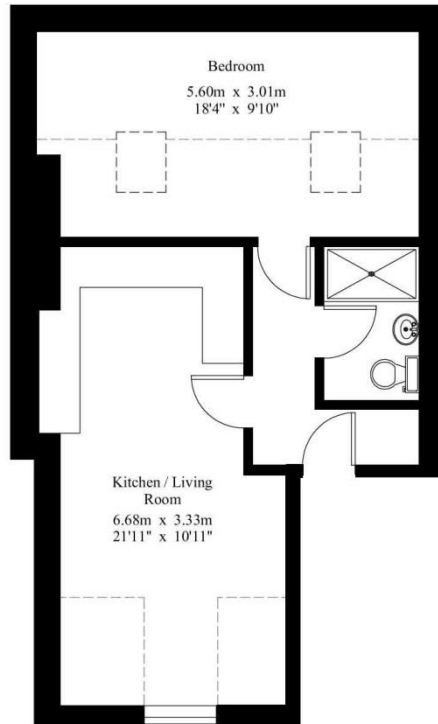
From our office in the High Street proceed up Mount Pleasant and continue straight over the crossroads. If in a car take a right hand turn into Monson Road and left into Newton Road where access can be gained at the rear of the first property on the right hand side. If on foot Newton Road can also be accessed from the town centre in between Metro Bank and W H Smith.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Flat 3, 60 Newton Road, Tunbridge Wells
Gross Internal Area : 46.8 sq.m (503 sq.ft.)



----- Restricted Height



Third Floor

For Identification Purposes Only.
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