

# DOORKNOBS

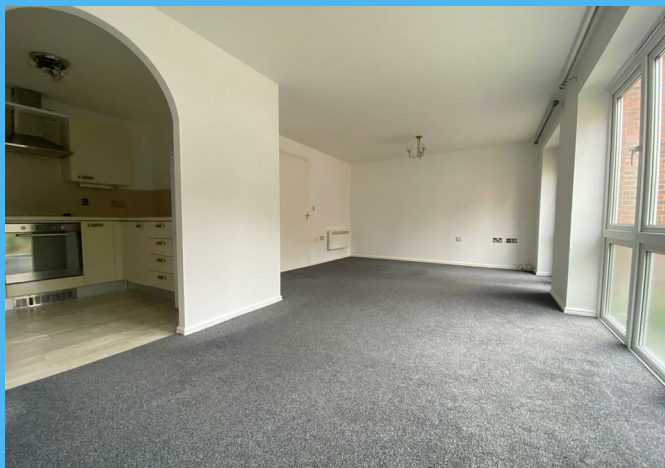
Your Best Move Yet



2 Claremont Court North Farm Road, Tunbridge Wells, Kent, TN2 3XN

£230,000





2 Claremont Court North Farm Road, Tunbridge Wells, Kent, TN2 3XN

**£230,000**

A 2 bedroom, 2 bathroom, ground floor apartment set within this modern block just a stone's throw from the mainline station with the added benefit of SECURE GATED PARKING and patio doors onto a TERRACE.



### Location

The apartment is situated about ½ a mile from Tunbridge Wells town centre, and is a stone's throw from High Brooms Station with direct services to London.

The property is conveniently located to some local supermarkets, shops and cafes, which can be reached within a few minutes' walk. The property is also close to the North Farm Estate which offers a range of supermarkets, gyms, clothing and furniture stores.

On entrance to the property you come through to the entrance hall which has a storage cupboard. Entry Phone System.

The living room is a great size and has large windows which overlooks the rear, which allows plenty of light and a door leading to small terrace. An archway then leads into the kitchen which has been fitted with cream fronted units and a light laminate worktop. Appliances include an oven, hob, fridge freezer and a washing machine.

There are two double bedrooms, one with fitted wardrobes and an en-suite shower room. The shower room comprises of a shower cubicle, hand basin, and w.c.

The main bathroom has been fitted with a white suite comprising of a bath with a shower above, hand basin and w.c.

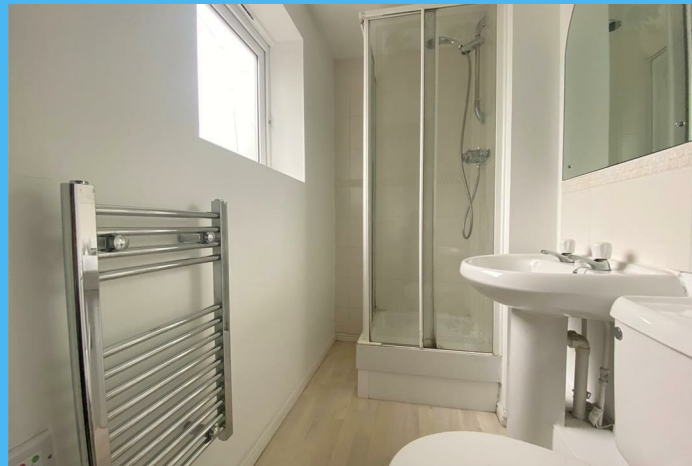
### Externally

The property offers one off road parking space set behind electrical operated gates and an outside private terrace

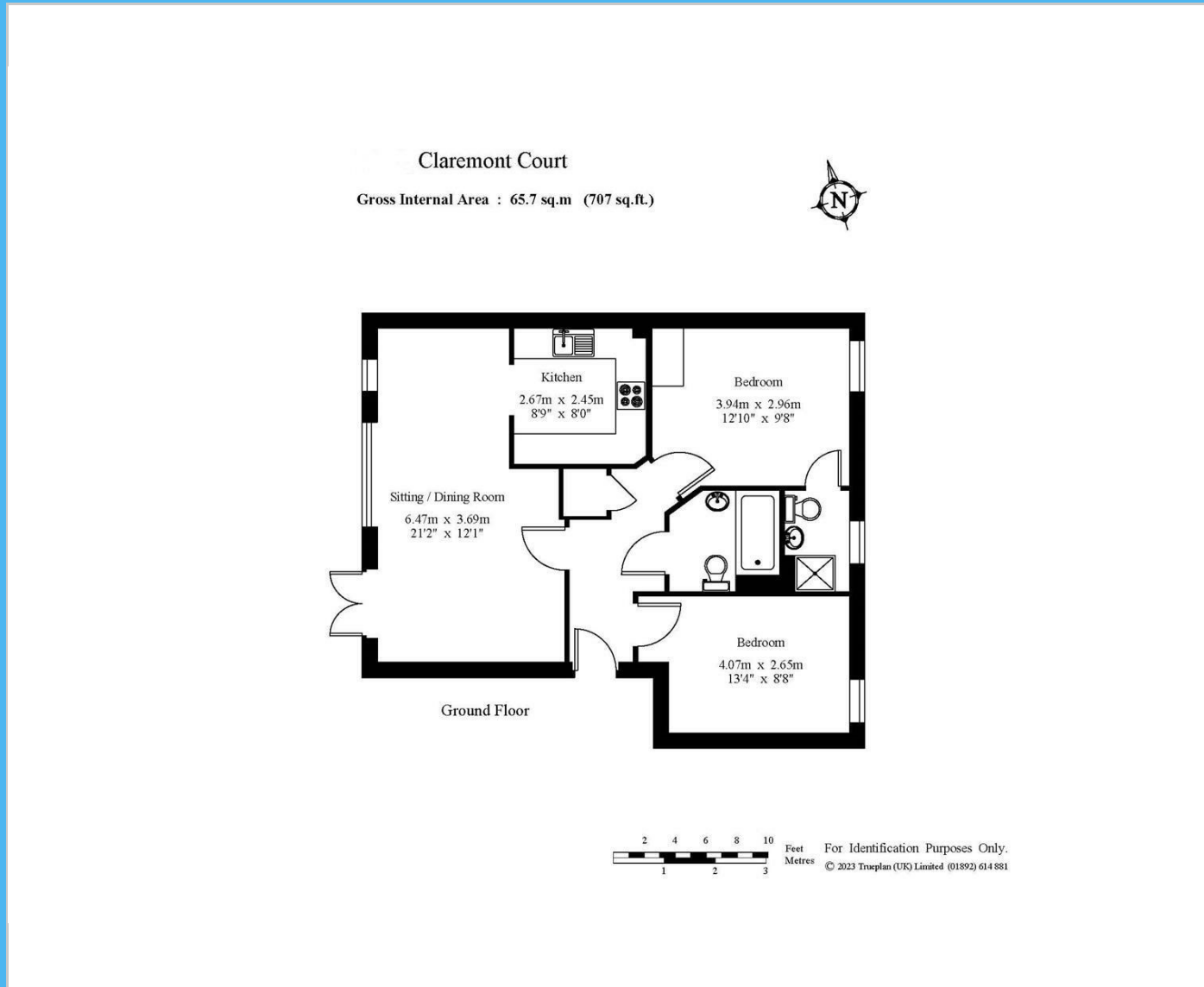
### Lease Information

The property is leasehold with a 155 year lease that started in December 2003. The ground rent is at £150 per annum with the service charge currently at £173.19 per month which includes the building insurance and a sinking fund contribution.

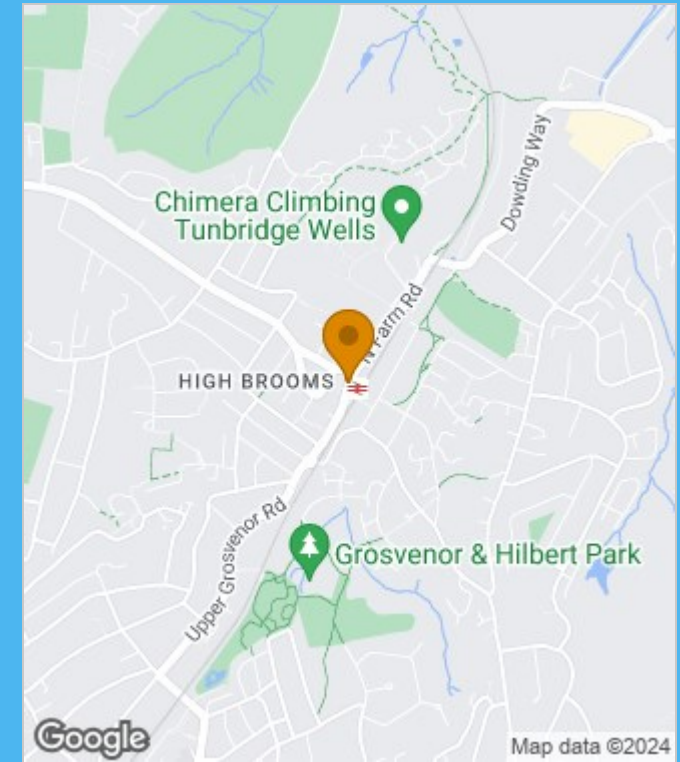
Council Tax Band - C



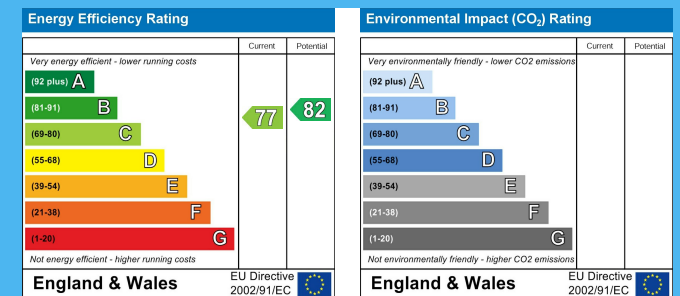
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**2 Vale Road, Tunbridge Wells, Kent, TN1 1BP**

**Tel: 01892 512101 Email: [info@doorknobs.co.uk](mailto:info@doorknobs.co.uk) <http://www.doorknobs.co.uk>**