

# DOORKNOBS

Your Best Move Yet



Apartment 2, Clarence House, 1 Clarence Road, Tunbridge Wells, TN1 1HE

£225,000



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## Location

Clarence Road is situated in the heart of Tunbridge Wells, conveniently close to the mainline railway station, within a 5-10 minute walks, that provides frequent connections to London. The town of Tunbridge Wells boasts a variety of leisure and sports amenities, such as the Royal Victoria Place shopping centre, High Street, and the historic Pantiles, which are home to numerous bars, restaurants, as well as chain and independent shops, all of which is just a stone's throw away.

## Description

Doorknobs are delighted to present this 1-bedroom split-level apartment on the lower ground floor of a striking Grade II listed building, nestled in the heart of Tunbridge Wells. This property offers the added convenience of secure allocated parking.

Upon entering the property, you are greeted by a small porch that leads into a split-level hallway, featuring two large storage cupboards. The entire apartment has been freshly painted and re-carpeted.

The open-plan kitchen and living room boasts large sash windows that flood the space with natural light and provide views of the front garden's flower beds, offering a secluded yet charming outlook. The high ceilings and decorative cornicing add to the apartment's charm and create a spacious feel.

The modern kitchen features white painted units paired with a black laminate worktop and comes equipped with an oven, hob, fridge/freezer, washing machine, and dishwasher.

Off the hallway is a large study area or dressing room, complete with spacious fitted wardrobes. This space then leads to a generously sized bedroom, which has been neutrally decorated and fitted with new grey carpeting.

The bathroom is fitted with a white suite and modern white tiling with grey grout. The suite includes a bath with a shower overhead, a hand basin, and a WC.

Externally, the property includes one allocated off-road parking space, secured behind an electrically operated barrier.

## Lease Information

The property is sold with a Share of Freehold. There is no Ground Rent and the Service Charge details can be requested at the office.

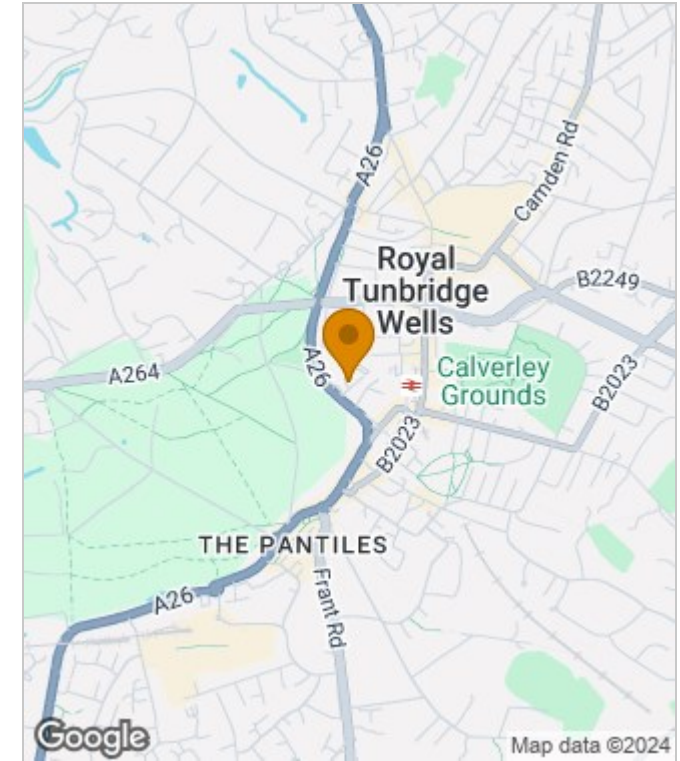
Council Tax Band: C



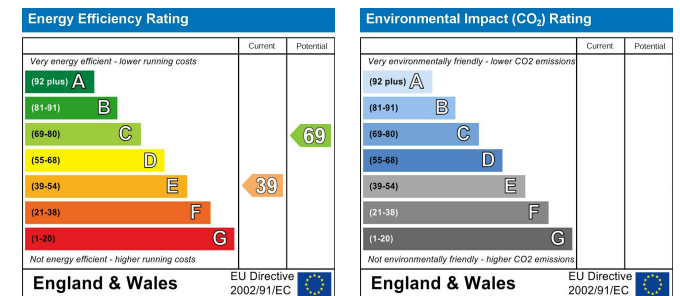
## Floor Plans



## Area Map



## Energy Performance Graph



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