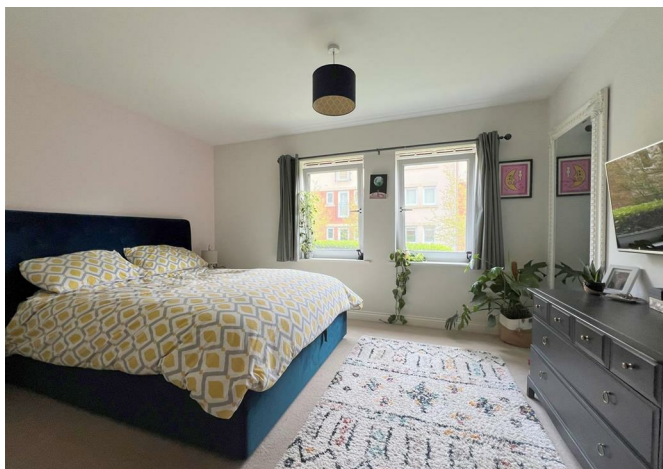




12 Addison Road, Tunbridge Wells, TN2 3GG
£195,000



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GUIDE PRICE £195,000 - £205,000 Doorknobs is proud to present this charming ground floor one bedroom flat, offering a well-maintained interior and excellent access to the mainline station, complemented by the added convenience of allocated off-road parking.

Location

The property is perfectly situated for the High Brooms Mainline Railway Station, The Hilbert and Grosvenor Park, The North Farm Retail Park and local Shopping Parade. Tunbridge Wells Town Centre is also within easy reach. The Town Centre has many major national stores, a wide variety of individual shops and numerous restaurants. There are highly regarded schools including separate grammar schools for girls and boys, recreational amenities including a sports and leisure centre, cinema complex, theatre, two golf courses, and two mainline stations with services to London Charing Cross & Cannon Street in approximately 50 minutes.

Description

Upon entering, you are welcomed into a spacious hallway featuring two storage cupboards, one of which is notably large. The property is further secured by an entry phone system.

The generous living area offers ample space to comfortably accommodate both living and dining areas and the neutral décor throughout creates a calm and inviting atmosphere with the benefit of lots of natural light.

The kitchen is stylishly designed with contemporary white fronted units and sleek black laminate countertops. It comes fully equipped with integrated appliances, including a fridge/freezer, oven, hob, dishwasher, and washing machine, ensuring practicality and ease.

Adjacent to the hallway, the double bedroom stands out for its generous dimensions and modern styling.

The modern bathroom features a classic white suite, complete with a bath and shower overhead, hand basin vanity unit, and W.C. The calming blue walls and patterned tiled floor add a refreshing touch to the space.

Externally, the property benefits from an allocated off-road parking space, ensuring convenience for residents. Additionally, Grosvenor & Hilbert Park is right on your doorstep, offering a beautiful green space to enjoy.

Lease Information

The property is Leasehold with the lease expiring in 2110. The current service charges are at £1700.00 per annum and the ground rent is current at £300.00 per annum.

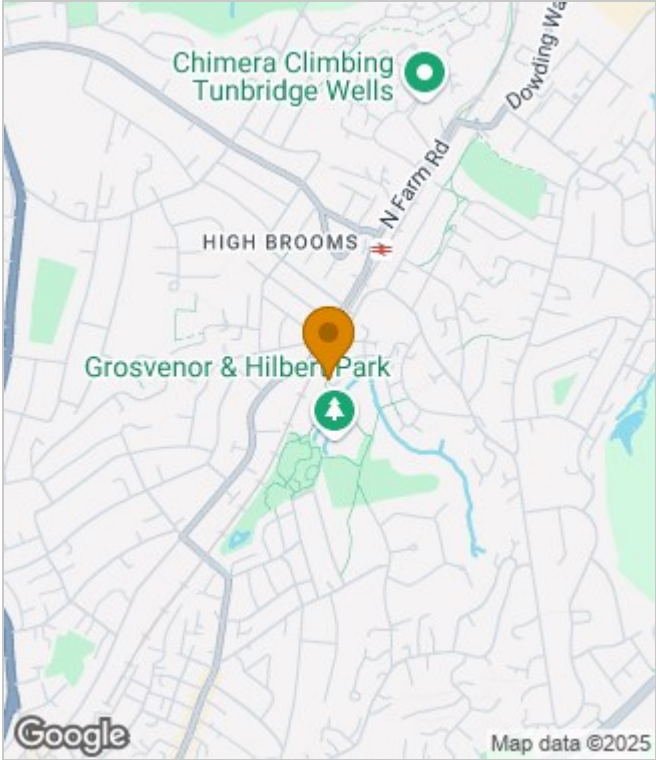


Council Tax Band: C

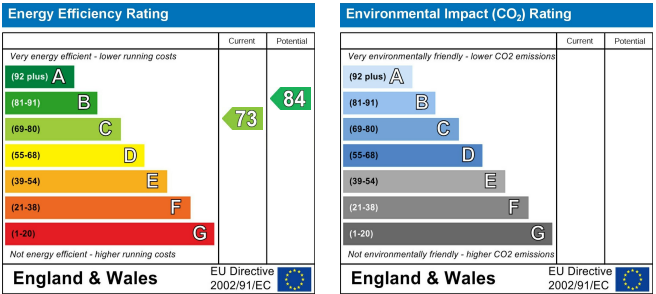
Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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