

DOORKNOBS

Your Best Move Yet



21 Quarry Road, Tunbridge Wells, TN1 2EY
£155,000



21 Quarry Road, Tunbridge Wells, TN1 2EY

£155,000

Doorknobs is delighted to welcome to the market this freshly updated one-bedroom ground floor flat, boasting its own private entrance and neutral finish throughout. Situated in the heart of Tunbridge Wells Centre

Location

Nestled in the vibrant heart of Royal Tunbridge Wells, Quarry Road enjoys an enviable location with an array of amenities close at hand. Residents can take full advantage of the town's rich offerings, including the eclectic mix of shops, cafes, and restaurants found along the bustling High Street, the charming Pantiles, and the lively Town Centre—all just a short stroll away.

The property is superbly positioned within walking distance of the mainline railway station, offering fast and frequent connections to central London. Scenic green spaces such as Calverley Park, Grosvenor & Hilbert Park, and the picturesque Dunorlan Park further enhance the area's appeal. With its prime location and easy access to a wealth of local amenities, this property presents an exceptional opportunity for convenient and sophisticated living.

Description

Step inside and you're greeted by an inviting hallway, freshly repainted and recarpeted to offer a clean, contemporary feel. To the left and positioned at the rear of the building is a generously sized double bedroom, complete with double glazed windows and tasteful, neutral décor.

The separate bathroom is clean and functional, featuring a full-sized bath with an overhead shower and a fully neutrally tiled bath area, WC and Basin with ceiling extractor.

At the front of the property, you'll find a cosy open-plan living room and kitchen, ideal for modern living. This bright space overlooks the road and offers room for a small sofa and dining table. The kitchen comes complete with ample cupboard space, and plumbing for a washing machine.

This property is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a move-in ready home in a convenient location.

Lease Information

The property comes as Leasehold with a 999 year lease that started in October 2012. There is No Ground Rent and No Service Charge. Maintenance is paid on an ad-hoc basis.

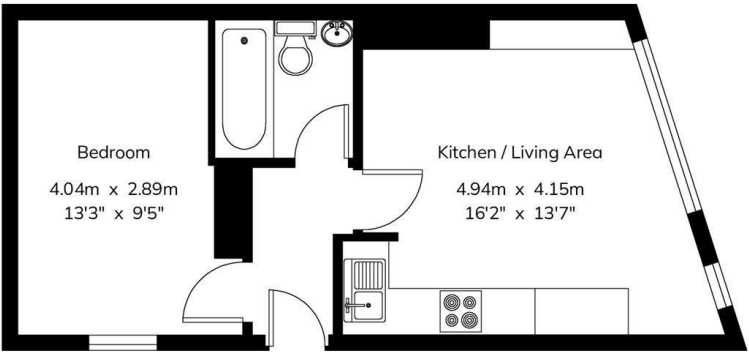
There is a Building Insurance Contribution yearly, which in the last renewal was £629.27 for the year.



Council Tax Band: B

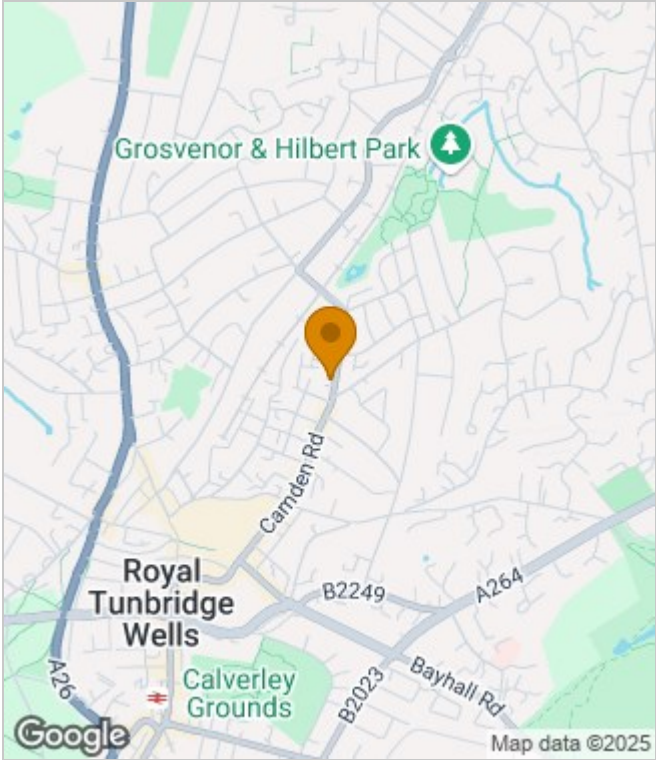
Floor Plans

Gross Internal Area : 34.1 sq.m (367 sq.ft.)

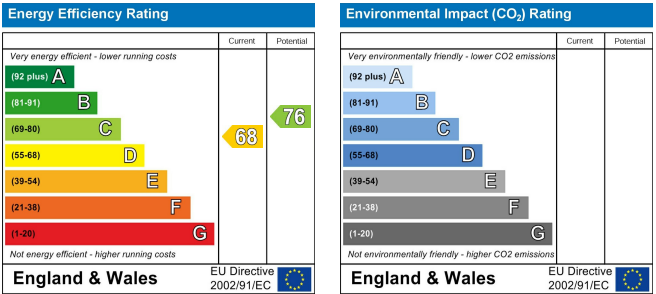


Ground Floor

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.