



Connells

Farm Court Ramslye Road
Tunbridge Wells

Farm Court Ramslye Road Tunbridge Wells TN4 8LS

For sale
£310,000



Property Description

Situated in a desirable location, this spacious two-bedroom apartment offers well-proportioned accommodation and excellent outdoor space, making it an ideal home for a range of buyers.

The property benefits from a generous private lawned garden with a paved secluded patio area with ample space for a washing line, providing the perfect space for outdoor entertaining or relaxing.

Further advantages include a garage, allocated parking space, and double glazing throughout!

Internally, the apartment is accessed via a welcoming central hallway, with all rooms conveniently arranged off the main entrance hall. The bright and spacious living room features a charming open fireplace and a large window overlooking the garden, creating a warm and inviting atmosphere.

The fitted kitchen is equipped with a range of cream-fronted units and wood-effect work surfaces, complemented by a separate utility room for added practicality. The impressive principal bedroom benefits from fitted wardrobe, while the second bedroom is also a comfortable double room.

Completing the accommodation is a bathroom fitted with a modern white suite, together with a separate cloakroom/W.C. for additional convenience.

Offering generous living space, excellent outdoor areas, and the rare benefit of both a garage and parking, this attractive apartment is not to be missed.

Ground Floor

Entrance Hall

Lounge/Dining Room

Kitchen

Utility Area

Bedroom One

Bedroom Two

Bathroom

Cloakroom/W.C.

Outside

Allocated Parking

Garden

Garage

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

Agent's Note

There is an easement on the title. Your conveyancer can take the necessary steps to advise'

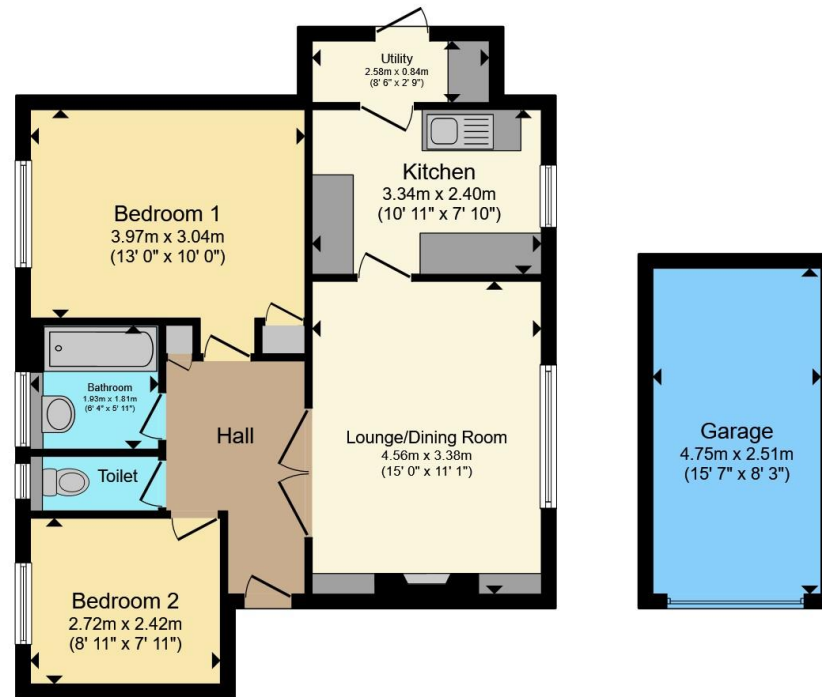
Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 70.4 m² (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: E Council Tax
 Band: B

Service Charge: 500.00 Ground Rent:
 7.50

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL407055

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1961. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWL407055 - 0005