



41 Limehill Road
Tunbridge Wells , Kent



Share of Freehold and CHAIN FREE A noticeably spacious, light and airy split level flat presented across 2 floors featuring new kitchen with branded appliances and new contemporary bathroom at the top of an attractive period building centrally located on a sought-after residential road a few minutes' walk from the town centre and the mainline railway station.

Guide price £280,000 Share of Freehold

Situation:

The property is located in an enviable position and is centrally located, a few minutes' walk from Tunbridge Wells town centre and the station.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

A well-presented and noticeably spacious 2 double bedroom top floor flat with high ceilings, having been updated by the current owner including new kitchen, appliances, and contemporary bathroom, situated in the heart of Tunbridge Wells and is perfectly suited to first-time buyers or investors. The property is chain free and has an impressive EPC rated 'C'.

The accommodation is arranged over three floors and includes; an entrance hall with stairs rising to the first floor with large part stained glass sash window providing a good deal of natural light; an inner hallway with understairs cupboard providing useful storage; a spacious living room extending to over 16ft (4.99m), with bay sash windows providing a good deal of natural light and views of The Common, and a feature period fireplace with tile surround and ornate mantelpiece; the living room is open plan to the kitchen creating a perfect area for entertaining, and features a sash window, a wide range of Shaker style wall and base units, complementary work surfaces, attractive wood panel splashbacks, sink with mixer tap over, and brand new appliances including a Bosch oven, 4 ring hob with stainless steel extractor, Fridge and Freezer, Hoover washing machine, and dishwasher. Also located on this floor is a good-sized double bedroom with fitted wardrobe and large sash window to the rear.

On the top floor is a good-sized landing with recessed area ideal for working from home, another spacious double bedroom extending to almost 18ft (5.47m) with fitted wardrobes, and a recently updated contemporary bathroom featuring a bath with both rain and separate shower attachment, low level w/c, pedestal wash basin with mixer tap over, and heated towel rail.

Lease: Share of Freehold, 999 years from 2017 (TBC).

Service Charge: £75pcm (buildings insurance, communal services)

Ground Rent: Peppercorn

Services: Mains water and electricity. Gas-fired central heating.

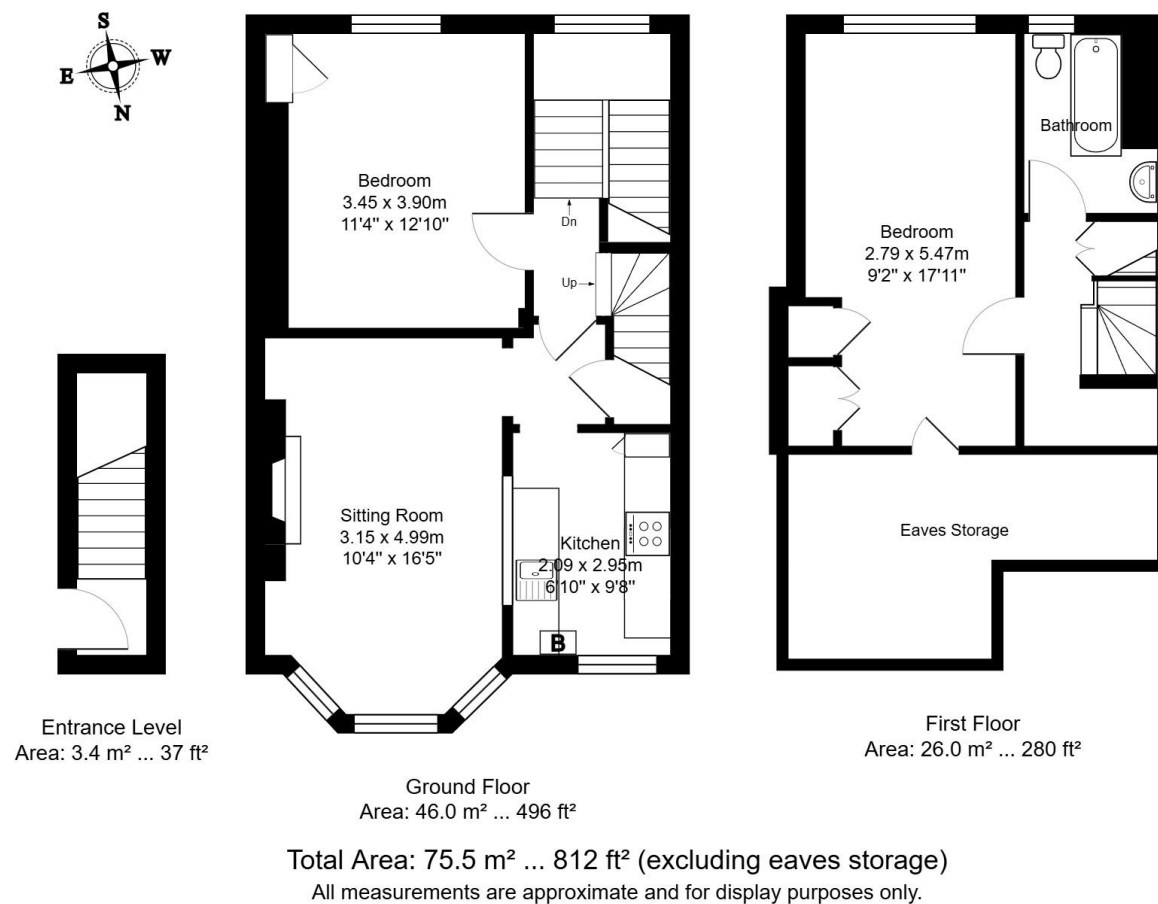
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current EPC Rating: C

Directions: The postcode of the property is TN1 1LJ

01892 619888 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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