

# DOORKNOBS

Your Best Move Yet



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



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Doorknobs is proud to present this charming first 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 with it being within a 5 minute walk. There is the Hilbert and Grosvenor Park, The North Farm Retail Park and local Shopping Parade all within walking distance. Tunbridge Wells Town Centre is also within easy reach. The Town Centre has many major national stores, a wide variety of individual boutique shops and numerous restaurants.

There are many recreational amenities including a sports and leisure centre, cinema complex, theatre, two golf courses, and two mainline stations with services to London Charing Cross in approximately 55 minutes.

## **Description**

Upon entering the property, you are welcomed by a generous entrance hallway providing access to two useful storage cupboards, one of which is particularly large that houses the washing machine. An entry phone system provides added security and convenience.

The bright and well-proportioned living room offers ample space for both lounge and dining furniture and is presented in neutral décor throughout, creating a light and comfortable living environment. The contemporary kitchen is fitted with a range of white-fronted units complemented by sleek black laminate worktops and comes equipped with integrated appliances including an oven, hob, fridge/freezer and dishwasher.

The double bedroom is well sized and tastefully presented with neutral décor and carpeting. The modern bathroom features a white suite comprising a bath with shower over, vanity unit with hand basin and W.C.

Externally, the property benefits from one allocated off-road parking space.

## **Lease Information**

The property is leasehold with around 134 years remaining on the lease. The ground rent is currently at £230 per annum and the service charge currently sits at £1806.32 per annum which includes the building insurance.



Council Tax Band: C

