



Connells

York Road
Tunbridge Wells

York Road
Tunbridge Wells TN1 1JY

for sale offers in excess of
£210,000



Property Description

Nestled within one of Royal Tunbridge Wells' most desirable central locations, this beautifully refurbished split-level maisonette effortlessly blends contemporary style with charm and character.

Accessed via its own private entrance, the property offers a wonderful sense of privacy and exclusivity from the moment you arrive.

The beautifully appointed kitchen has been thoughtfully designed to combine style and practicality, featuring a range of integrated appliances and sleek modern cabinetry, creating the perfect space for both everyday living and entertaining.

The luxurious shower room has been finished to an exceptional standard with contemporary fixtures and fittings, while the spacious double bedroom provides a tranquil retreat, complete with fitted wardrobes and elegant patio doors opening onto a delightful Juliette balcony, allowing natural light to flood the room.

Ground Floor

Private Entrance

The apartment has a private entrance to the side of the building.

Kitchen

Double glazed window to rear, fitted kitchen with wall and base units, sink/drainer, Hotpoint electric oven, Hotpoint ceramic hob, cooker hood, integral fridge, integral dishwasher, recessed spotlights, tiled splashbacks, tiled flooring, recessed spotlights.

Shower Room

Shower cubicle, W.C, wash hand basin, heated towel rail, wall mounted vanity unit, tiled walls, tiled floor, cupboard housing boiler.

First Floor

Lounge/Dining Room

Double glazed window to side x 2, utility cupboard housing washing machine, recessed spotlights.

Bedroom One

Double glazed Patio style doors to Juliette balcony, fitted wardrobes x 2, recessed spotlights.

Location

Perfectly positioned on York Road, this superb home enjoys the very best of Royal Tunbridge Wells on its doorstep. A leisurely stroll leads to the picturesque Common and the renowned Pantiles, steeped in history and lined with an eclectic mix of independent boutiques, charming cafés, wine bars and acclaimed restaurants.

The vibrant High Street and award-winning Royal Victoria Place further enhance the area's appeal, offering an impressive selection of shopping and leisure facilities.

For commuters, Tunbridge Wells mainline station is conveniently close by, providing regular services to London Charing Cross in under an hour, making this a wonderfully connected home for those seeking a balance of sophisticated town-centre living and excellent transport links.

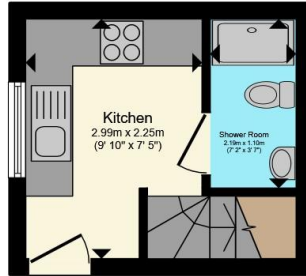
Agents Note

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.

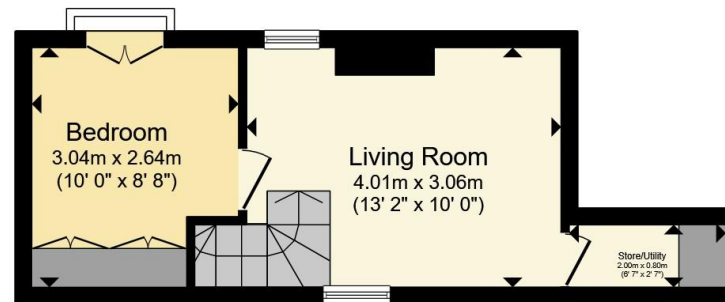








Ground Floor



First Floor

Total floor area 32.9 m² (354 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



To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406614

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1987. 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.

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