



6 Clarence Lodge
Tunbridge Wells, Kent

A smart and beautifully presented apartment with parking, situated in a quiet yet central location within a few minutes' walk from all that the town has to offer including the station, town centre and The Pantiles.

Guide price £250,000 Leasehold

Situation:

The property is situated in a desirable and quiet location, within a short walk of the town centre, mainline railway station and The Pantiles. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles, its open spaces, and parks.

There are several well-regarded state and independent schools in the area, including single sex or mixed grammar schools.

For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to London Bridge, Charing Cross, and Cannon Street in under an hour. The A21 is also within proximity and links with the M25.

Description:

This beautifully presented and smart apartment has been tastefully updated by the current owner including a contemporary kitchen and benefits from allocated parking.

Arranged over one floor the accommodation has attractive wood flooring running throughout the entrance hall, living room, kitchen, and bathroom and includes; a large entrance hall with hanging hooks for coats; a light and airy dual aspect living room with attractive views and adjacent storage cupboard housing a recently fitted Worcester Bosch boiler; a recently updated contemporary kitchen with a wide range of Shaker style wall and base units, complementary work surfaces, attractive tile splashbacks, 1 ½ bowl stainless steel sink and drainer with mixer tap over, and Bosch appliances including an oven, 4 ring hob, full size dishwasher, and washer/dryer; a good sized double bedroom with sash window providing a good deal of natural light and fitted wardrobes; and a bathroom featuring panelled bath with shower over, low level w/c and pedestal wash basin with mixer tap over.

The apartment has allocated parking, a real benefit especially considering its central location.

Current EPC Rating: C

Services: Mains water and electricity

Local Authority: Tunbridge Wells Borough Council

Council tax band: B

Property address: TN1 1HE

Lease: 999 years from 1 June 1996 (969 years remaining)

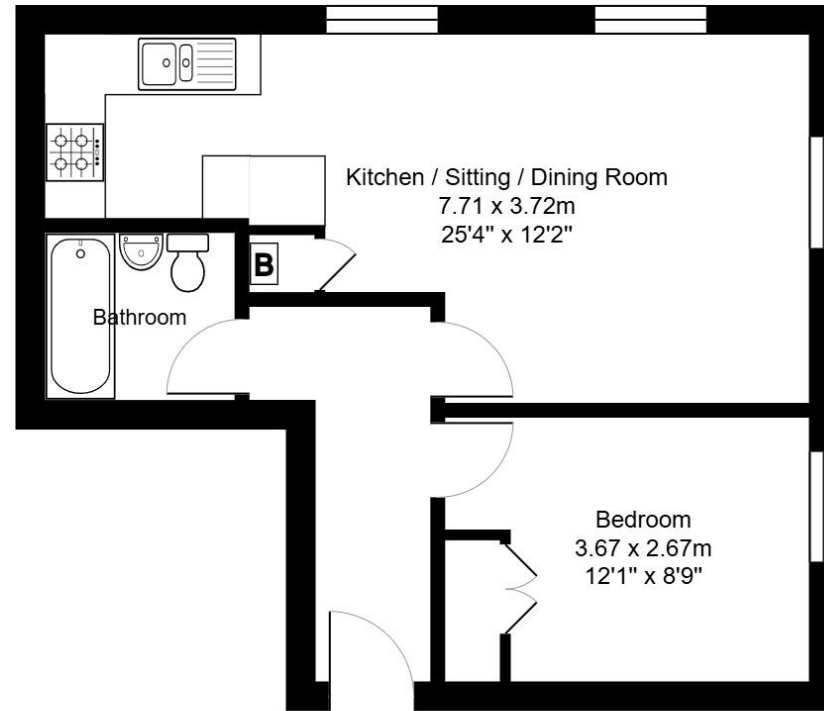
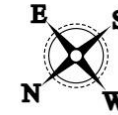
Service Charge: £96.87 per month

Ground Rent: £21.86 per month



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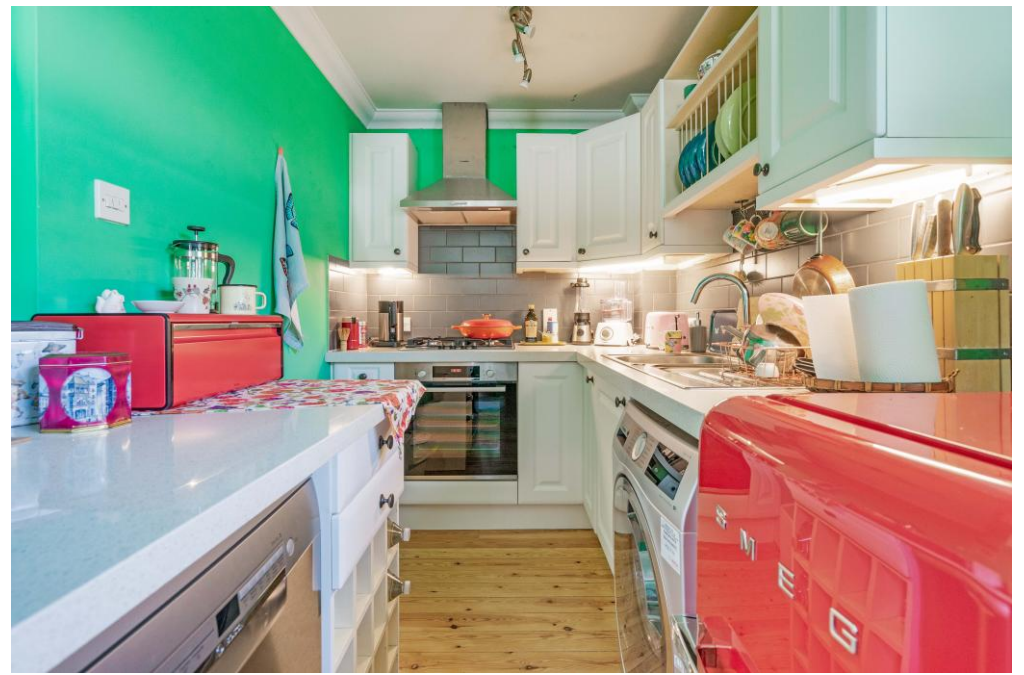
Second Floor Flat

Total Area: 42.6 m² ... 459 ft²

All measurements are approximate and for display purposes only.

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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