

20 Park House

Tunbridge Wells Kent

Green Lizard
SUCCESSFULLY SELLING HOMES

CHAIN FREE A well-presented apartment within a luxury development for the over 55's, benefiting from residents parking and lift access, within walking distance of Dunorlan Park, the town centre, doctors' surgery and Nuffield hospital.







Guide price £240,000 Leasehold

Situation:

The property is situated in the desirable St Peters quarter within a much sought after exclusive development for the over 55's within walking distance of Dunorlan Park, the town centre, doctors' surgery, and Nuffield hospital.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres as well as the famous and historic Pantiles with its wide variety of pubs, cafes and restaurants. Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

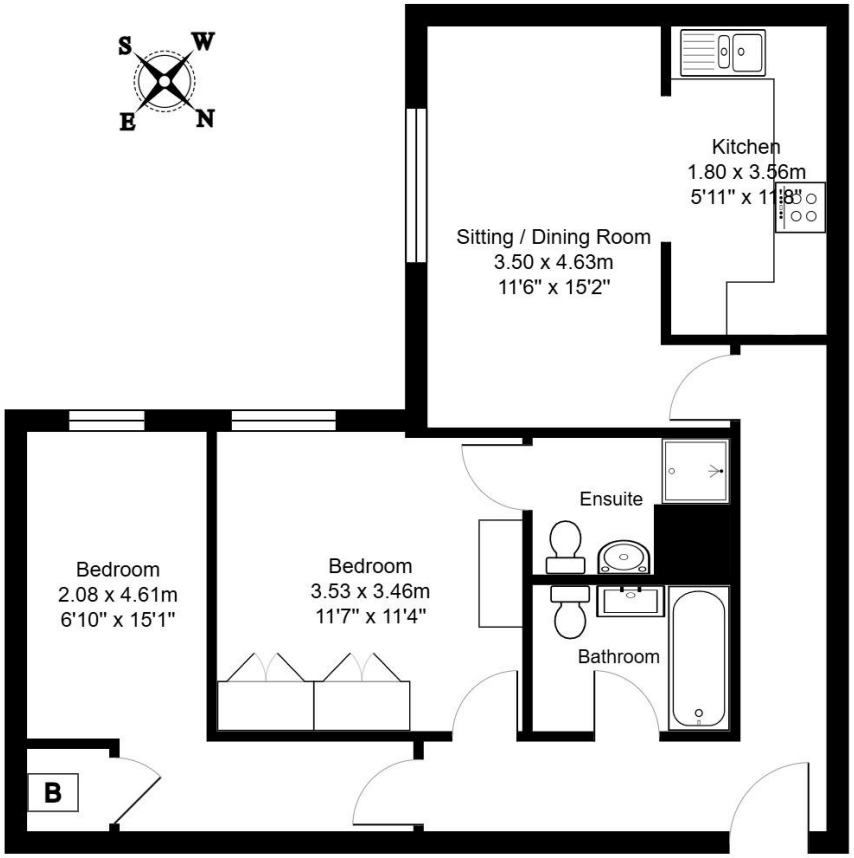
Description:

Park House benefits from residents' parking, spacious communal areas ideal for meeting neighbours or socialising with guests, a laundry room, pretty landscaped gardens, and a guest suite for visitors at a small cost per night.

This well-presented apartment is located on the first floor with lift access and provides accommodation which is light and airy throughout. The home is arranged over one floor and includes: a large L-shaped entrance hall separating the bedrooms from the living area; a well-proportioned living room with a southerly aspect; a kitchen with a wide range of modern gloss wall and base units, complementary work surfaces, attractive tile splashbacks, stainless steel one and a half bowl sink with mixer tap over, and fitted appliances including a SMEG oven, 4 ring electric hob with stainless steel extractor and splashback, LG full size fridge/freezer, and Bosch washing machine. The flat has two bedrooms with the spacious principal bedroom conveniently equipped with fitted wardrobes in addition to an en-suite bathroom featuring a walk in shower, w/c, wash basin with mixer tap over and storage beneath, and attractive wall tiling; and the well-proportioned second bedroom having an adjacent airing cupboard with recently updated heating system. The main bathroom features bath with shower over, w/c, wash basin with mixer tap over and storage beneath, chrome heated towel rail, and attractive gloss wall tiling. The flat also benefits from an impressive energy rating of 'B'.

The apartment is leasehold with a 299 year lease from 24/06/2010 (283 years remaining), with a current service charge of £3,200 for April 2026 to March 2027 plus a reserve fund contribution of £700 in addition, and ground rent of £250 per year.

Services: Mains water and electricity.
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Council tax band: D
Current EPC Rating: B
Property address: Postcode TN2 4BP



First Floor Flat

Total Area: 64.2 m² ... 691 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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