



CAMBRIDGE GARDENS TUNBRIDGE WELLS

£2,000 PCM

This lovely Grade II listed property dates from circa 1860 and sits in a private road, walking distance to Tunbridge Wells mainline station. The apartment has a living room with French doors that lead to the private garden. Both the dual aspect master bedroom and the second double bedroom have fitted wardrobe cupboards. There is a family bathroom and a well-equipped kitchen with full size dishwasher, washer dryer, fan oven, electric hob, fridge freezer and breakfast bar. Outside there is a private enclosed garden that is mainly laid to lawn with a patio area and shed. Cambridge Gardens is a Private Road, and the property comes with a parking permit, along with two visitor permits. Tunbridge Wells mainline station is a 10 minute walk away. The Claremont Primary School is also close by and is easily accessed by a pedestrian entrance from Cambridge Gardens. Gas central heating, EPC band D. Council tax band C. Available for long term let. Viewing highly recommended.



- 2 Double Bedroom Ground Floor Apartment with Private Garden & Private Entrance • Centrally Located, Walking Distance to Tunbridge Wells Mainline Station • Fitted Kitchen with Dishwasher, Washer Dryer, Electric Hob, Fridge Freezer and Breakfast Bar • Dual Aspect Master Bedroom with Twin Wardrobe Cupboards

Living Room

This welcoming reception room is generously proportioned, measuring 5.05 by 4.39 metres. It features a bright and airy atmosphere with large glazed double doors opening out to the garden, allowing plenty of natural light to flood the space. The room offers ample space for seating and entertaining, creating a comfortable environment to relax or host guests. There are two radiators with thermostatic valves, a TV point and a storage cupboard.

Fitted Kitchen

The kitchen is a well-lit, practical space designed for functionality. It features white cabinetry with ample storage, a black countertop, and modern appliances including a fan oven, electric hob, dishwasher, fridge freezer and washer dryer. There is also a breakfast bar by the window which overlooks the garden.

Master Bedroom

The dual aspect Master Bedroom is a spacious and bright room measuring 4.23 by 3.31 metres. It features large windows on two walls that let in plenty of natural light, creating a cheerful and airy feel. There are two fitted wardrobe cupboards and a radiator with thermostatic valve.

Family Bathroom

The family bathroom has a clean, modern look with white tiled walls and a marble-effect tiled floor. It includes a bathtub with a glass shower screen, a white vanity unit with storage beneath the basin, a WC, and a heated towel rail.

Double Bedroom 2

The second double bedroom has a large window that overlooks the front garden. The bedroom is complemented by a wardrobe cupboard and a radiator with thermostatic valve.

Private Garden

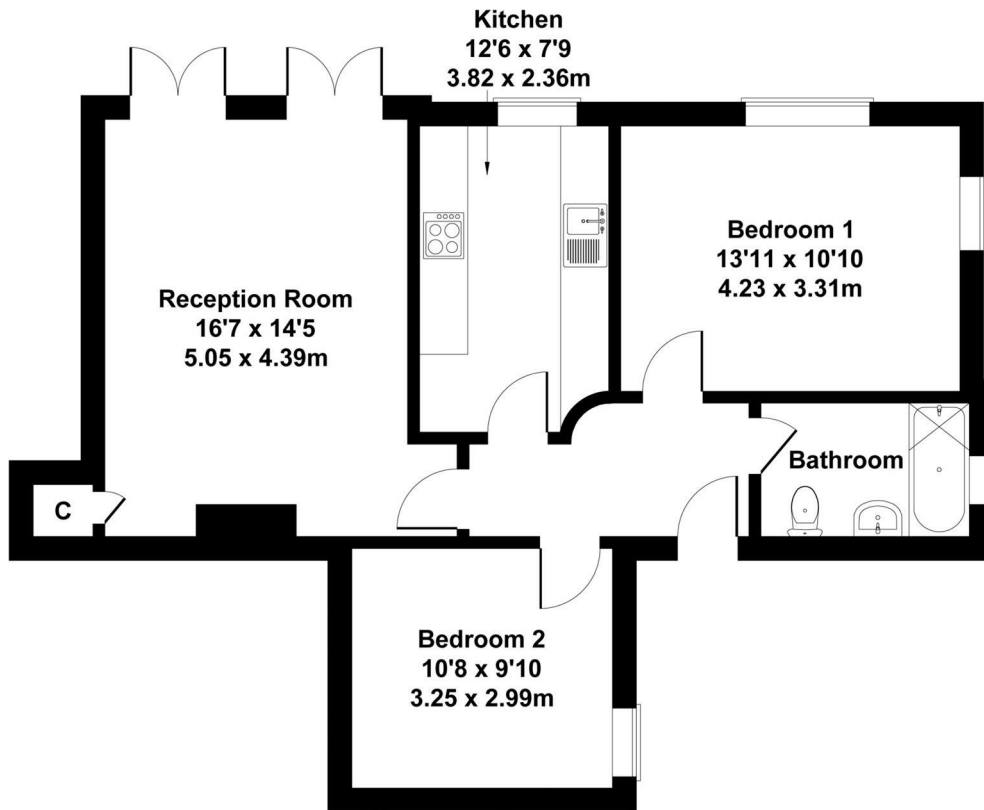
The enclosed private garden is a spacious and inviting outdoor area, featuring a paved patio immediately outside the apartment that steps down onto a second patio and an area of lawn. Mature trees and shrubs border the garden, and there is a shed.



- Family Bathroom • Second Double Bedroom with Wardrobe Cupboard • Living Room with French Door to Garden • Private Enclosed Rear Garden with Patio and Shed • Private Road with One Owner & Two Visitor Parking Permits • Gas Central Heating. EPC Band D. Council Tax Band C. Security Deposit £2625



Approximate Gross Internal Area
710 sq ft - 66 sq m



GROUND FLOOR

For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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