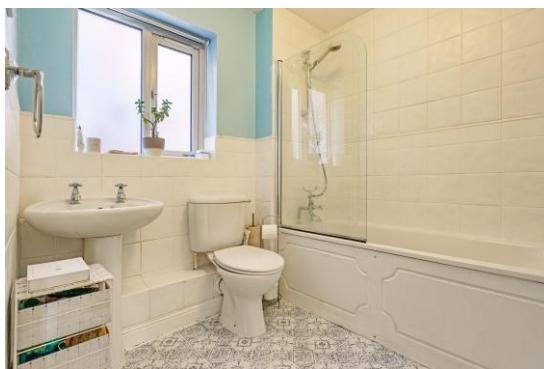




22 Tarland House
Tunbridge Wells, Kent



A smart and spacious apartment with allocated and visitor parking, landscaped communal gardens, opposite Dunorlan Park and within walking distance of the town centre and station.

Guide price £325,000 Leasehold

Situation:

The property is situated in a convenient location within walking distance of the town centre and mainline station, and opposite Dunorlan Park.

The town is renowned for its excellent shopping facilities and amenities including cinema complex, theatres, the historic Pantiles, Tunbridge Wells common and Dunorlan and Calverley Parks.

Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour and the A21 is also within easy reach of the property and links with the M25.

There are also a number of well-regarded schools in the area, including grammar schools for both girls and boys.

Description:

This spacious apartment shares an entrance with just three others and is positioned to the rear of the building, is well presented, and situated in a handsome and well-maintained building with allocated and visitor parking, landscaped communal gardens, and is ideally placed for Dunorlan Park and within walking distance of the town centre and station. The apartment also benefits from an impressive EPC rating of 'C'.

The accommodation is presented over one floor and includes; a good-sized entrance hall with attractive decorative cornicing and two adjacent useful storage cupboards ; a spacious, light and airy living room, again with attractive decorative cornicing; a well-appointed kitchen with a wide range of Shaker style wall and base units, complementary work surfaces, attractive gloss tile splashbacks, wood effect flooring, stainless steel sink and drainer with mixer tap over, hob with stainless steel extractor, oven, integrated dishwasher, Samsung fridge/freezer, and plumbing for a washing machine.

The flat has two good sized double bedrooms both of which benefit from fitted wardrobes, and a bathroom featuring bath with shower over, low level w/c, pedestal wash basin, wall mounted mirrored medicine cabinet, and attractive gloss wall tiling.

The property also benefits from both allocated and guest parking and well-kept communal gardens.

The apartment has a long lease with circa 970 years remaining, and a service charge of £1860pa, and ground rent is nil.

Services: Mains water, gas, and electricity

Local Authority: Tunbridge Wells Borough Council (01892) 526121

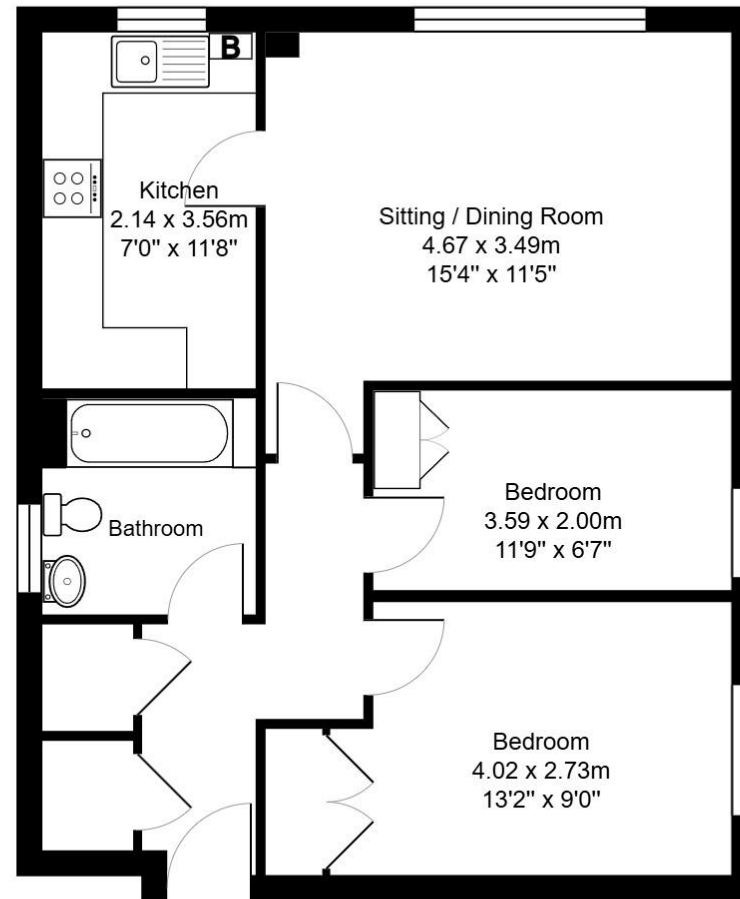
Current council tax band: D

Current EPC rating: C

Postcode: TN2 4TP

01892 619888 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



First Floor Flat

Total Area: 58.0 m² ... 624 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



01892 619888 www.greenlizardhomes.co.uk

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 Fax: 01892 619887 email: info@greenlizardhomes.co.uk