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 **KMJProperty**  
Your local independent Estate Agent

# Greggs Wood Road, Tunbridge Wells

£75,000

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KMJ Property Sales & Lettings are delighted to offer this well presented apartment as 30% Shared Ownership.

Set within a modern development, this bright and generously proportioned apartment offers stylish, easy living with an excellent sense of space and light throughout. The home centres around a superb open plan living and dining area which flows seamlessly into the fitted kitchen, creating a sociable space that works perfectly for both everyday living and entertaining. Large windows and glazed doors draw in plenty of natural light and open out onto the private balcony, a lovely spot for a morning coffee or a quiet moment at the end of the day, with an attractive outlook beyond.

The kitchen is neatly arranged with contemporary units and ample worktop space, along with integrated appliances and a practical layout that keeps everything close to hand without compromising on the open feel of the room. The living area comfortably accommodates a generous seating arrangement, with space remaining for a dining table if desired.

There are two well proportioned bedrooms, each offering flexibility for a variety of needs. The principal bedroom is a comfortable double with plenty of room for freestanding furniture, while the second bedroom works equally well as a guest room, child's room or home office. The accommodation is completed by a modern bathroom, finished in a clean, contemporary style.

Outside, the balcony is a real highlight, offering valuable outdoor space that extends the living accommodation and makes the most of the outlook.

Leasehold- 115 years left

Ground Rent- £479.49 Per Year

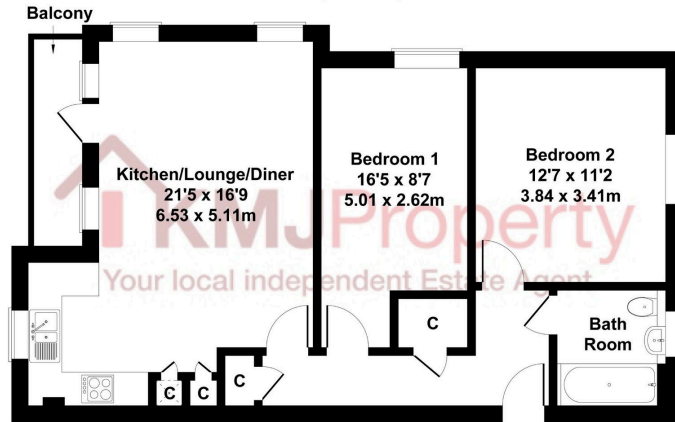
Service Charge- £246.12 Per month.

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many



# Greggswood Road

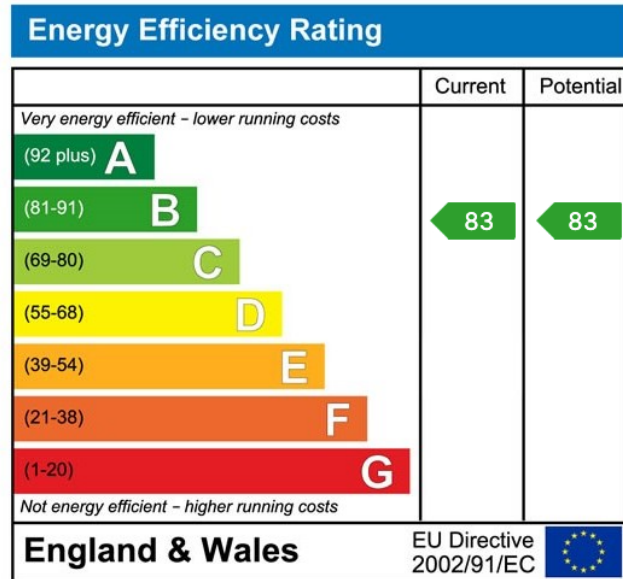
Approximate Gross Internal Area  
721 sq ft - 67 sq m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

- Shared Ownership
- Contemporary fitted kitchen with good storage and worktop space
- Two well proportioned bedrooms, including a generous principal bedroom
- Bright accommodation with excellent natural light throughout
- EPC B
- Spacious open plan living and dining area, ideal for entertaining
- Private balcony providing valuable outdoor seating space
- Modern bathroom finished in a clean, contemporary style
- Set within a well maintained modern development
- Council Tax D



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AWARDS

2023

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📍 Crowborough  
📍 Forest Row

BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

GOLD WINNER

ESTATE AGENT IN  
TUNBRIDGE WELLS