



Ground Floor Flat , 25 George Street, Tunbridge Wells,
Kent, TN2 4SR

£225,000 Leasehold

**Waghorn
&
Company**

Independent Estate Agents

*** Ground Floor * One Bedroom * Open Plan Living / Dining Area * Convenient Location * Private Garden * EPC Rating C / Council Tax Band B ***

Waghorn & Company are delighted to present this stylish one-bedroom garden flat, ideally situated within easy reach of Tunbridge Wells mainline station and the town centre. The property has been thoughtfully enhanced to provide light and airy accommodation throughout and further benefits from a private rear courtyard garden. Early viewing is highly recommended. The accommodation comprises a welcoming lounge with an open-plan kitchen, a modern bathroom, and a well-proportioned bedroom with direct access to the garden.

Entrance

Access is via a solid wood front entrance door, leading to open plan living room.

Open Plan Living/Dining/ Kitchen

Living/Dining Area Double glazed part frosted window to front, feature fireplace, wood flooring, storage cupboard housing washing machine and radiators. Kitchen stainless steel sink with cupboards under and further range of matching base and wall units, ceramic wall tiling, four ring gas hob with electric oven under, space for fridge freezer,

Shower Room

Double shower cubicle with glass shower screen with rainfall shower head over, hand wash basin with cupboard under, low level w/c, ceramic wall tiling, shaver socket, inset spot lights, tiled flooring and heated towel rail.

Bedroom

Double glazed window to rear, built in wardrobes, wood flooring and radiator. Double Glazed doors leading to courtyard Garden.

Court Yard Garden

To the rear of the property is a slabbed patio area and artificial grass. Rear pedestrian access.

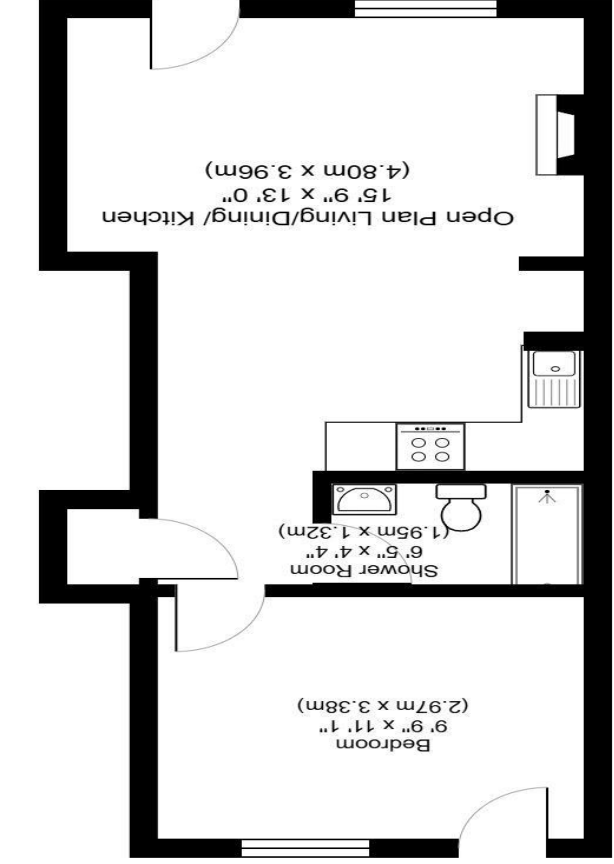
Leasehold

Leasehold Ground Rent: £150.00 P.A. Service Charge £632.10 P.A. Lease Length 105 years (approximately) The above information should be verified by a solicitor.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan not to scale and for illustration purposes only. All measurements are approximate.

Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982