



## 9 GARDEN HOUSE CALVERLEY STREET

**£390,000**  
**LEASEHOLD**

This modern First floor apartment sits on a quiet road in the heart of Tunbridge Wells. The property is a good size at 96 sq m or over 1000 sq ft and has underfloor heating throughout. There is an open plan living room and a well-equipped kitchen-dining room with a slimline dishwasher and fridge freezer. The master bedroom has an en suite shower room and there is a further double bedroom with walk-in wardrobe. The modern family bathroom has a full length bath. There is a storage cupboard in the entrance hallway, with a washing machine. Double glazing throughout, EPC band C. Council tax band E. Leasehold with long lease of 972 years. Viewing highly recommended.



• 2 Bedroom 2 Bathroom Apartment in Central Tunbridge Wells • Modern Kitchen with Slimline Dishwasher and Fridge Freezer • Open Plan Living-Dining Room • Master Bedroom with En Suite Shower Room • Second Double Bedroom with Walk-In Wardrobe

### Kitchen-Diner

The kitchen-diner is a good size. There is ample space for a table and chairs. The room has underfloor heating and is open-plan to the living room.

### Fitted Kitchen

The fitted kitchen has a one and a half bowl kitchen sink with mixer tap, a four ring electric hob and fan oven. Appliances include a fridge freezer, and slimline dishwasher. A good range of wall and base kitchen cupboards provide plenty of storage.

### Living Room

The living room is bright and airy and has two double glazed windows. The room has underfloor heating and a TV point.

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### Master Bedroom

The master bedroom has a double glazed window and a fitted wardrobe. The room has underfloor heating.

### Master Bedroom En Suite Shower Room

The master bedroom en suite shower room is well equipped with a walk-in shower, WC, wall mounted basin and mirror cabinet. The room has a heated towel rail, a shaving point and an extractor fan.

### Double Bedroom 2

The second double bedroom has two double glazed windows and underfloor heating. The room comes complete with a walk-in wardrobe.

### Family Bathroom

The modern family bathroom has a full length bath with hand

shower. There is a WC, a wall mounted basin with mixer tap, a wall mounted cabinet with mirror door and a heated towel rail.

### Entrance Hallway

The entrance hallway has underfloor heating and a storage cupboard that houses a washing machine and the hot water cylinder.

### Location

This first floor apartment sits on a quiet road in the heart of Tunbridge Wells. Royal Victoria Shopping Centre is on the doorstep, along with a wide variety of shops, cafes and restaurants. Tunbridge Wells mainline station is a 10 minute walk away.

### Lease, Ground Rent and Service Charge

This leasehold property has a long lease with 972 years remaining. The ground rent is £200 pa. The service charge is £212 pcm / £2544 pa.

### EPC and Council Tax

Energy Performance Certificate band C. Tunbridge Wells council tax band E, £2979.23 for 2026-27.

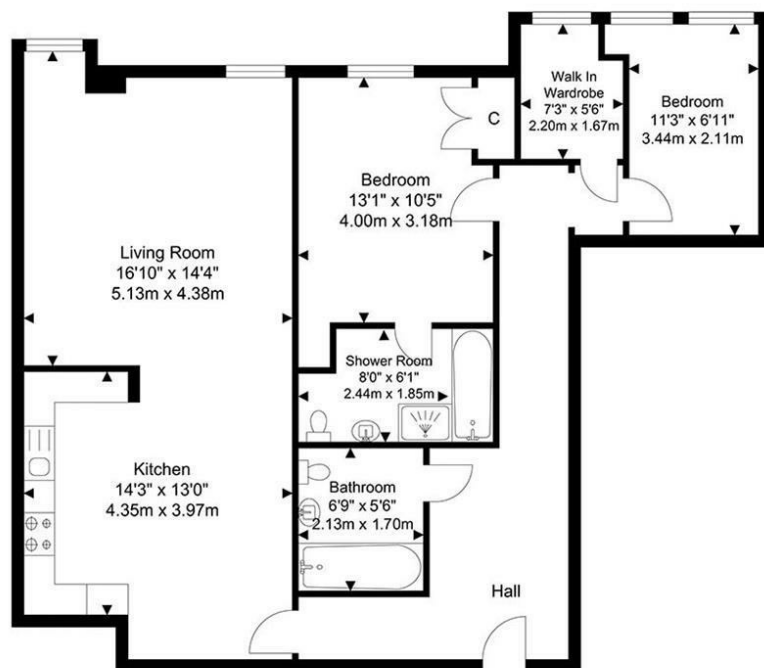
### Parking

Street permit parking.



• Modern Family Bathroom and Utility Cupboard with Washing Machine • Council Tax Band E • Double Glazing and Underfloor Heating Throughout. EPC Band C • Street Permit Parking • Leasehold. Lease 972 Years, Ground Rent £200 pa, Service Charge £2544 pa





TOTAL APPROX FLOOR AREA 1022.46 SQ. FT / 94.99 SQ. M  
For Identification Purposes Only.



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

**EPC Rating: Council Tax Band: E**

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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