



44 Mount Sion
Tunbridge Wells, Kent

A charming and characterful home located in the heart of the sought after 'Village' area with views of The Grove, private road parking, and perfectly situated for The Pantiles, Highstreet, and station.

Guide Price £275,000 Share of Freehold



Situation:

The property is situated in a tucked away position in the heart of the sought after 'Village' area and overlooks The Grove, one of the town's many attractive green spaces within easy access offering a leafy haven of tranquillity and beauty right on the doorstep. The Grove was originally a small wood surrounded by open heathland and, in 1703, the owner, the Earl of Buckingham, placed the woodland in trust to be preserved forever for the benefit of the local residents, which it is to this day. The home is also within a short walk of The Pantiles, Highstreet and Tunbridge Wells mainline station.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

For the commuter, Tunbridge Wells mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach and links with the M25.

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

Description:

This top floor flat is a charming, and well-presented home providing versatile accommodation throughout.

Arranged over one floor, the accommodation includes; a good-sized entrance hall with adjacent storage cupboard housing the boiler; a spacious dual aspect living room (extending to almost 20ft/5.89m) with delightful sash windows with views of The Grove; a separate well-proportioned kitchen with a window providing a good deal of natural light, a wide range of wall and base units, complementary work surfaces, a breakfast bar with bench seating, attractive gloss tile splashbacks, stainless steel sink with mixer tap over, oven with 4 ring hob, and fridge/freezer.

The flat has a good-sized double bedroom, again with attractive views of The Grove, with adjacent walk-in wardrobe, in addition to a separate room which could be used as a study. There is also a well-proportioned bathroom featuring, among the other usual items, a bath with both rain and separate shower attachment with attractive gloss wall tiling.

The property also has the benefit of parking on a private road.

Services: Mains water and electricity. Gas-fired central heating

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Tenure: share of the Freehold

Lease - 999 years from 23 September 1988.

Service Charge - Repairs and maintenance managed informally with other freeholders (Flat 1 & 2).

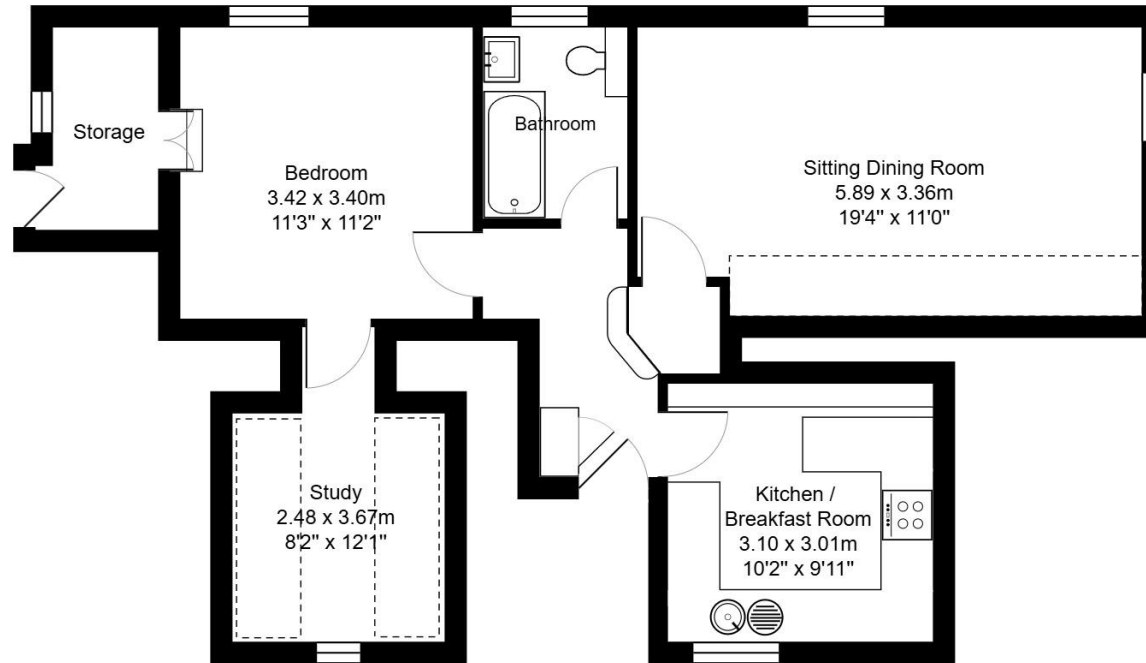
Ground Rent: Peppercorn - not collected.

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts

Current council tax band: B

Current EPC Rating: D





Second Floor Flat

Total Area: 61.8 m² ... 665 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 are obviously subjective and the



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