Connells

Carey House Tunnel Road
Tunbridge Wells

Carey House Tunnel Road
Tunbridge Wells TN1 2BT

for sale
£220,000

Property Description

Nestled in the vibrant tapestry of Tunbridge Wells, this elegantly appointed one-bedroom apartment offers a harmonious blend of modern comfort and timeless charm. It presents a rare opportunity to embrace the quintessential English lifestyle.

Upon entering, you're greeted by an inviting entrance hall, where a storage cupboards to house your treasures. The bathroom, a serene retreat, boasts contemporary fixtures that promise moments of relaxation. The double bedroom, bathed in natural light, serves as a peaceful haven for restful nights. The expansive open-plan dual aspect living area forms the heart of the home, offering a versatile space for both quiet reflection and lively gatherings.

Completing this delightful abode is an allocated parking space, ensuring convenience in the bustling town centre.

Situated within close proximity from the historic high street, the apartment places you amidst a plethora of boutique shops, artisanal cafés, and cultural landmarks. The mainline railway station, a mere stroll away, connects you effortlessly to London Charing Cross and Cannon Street, as well as the picturesque coastal town of Hastings.

This residence is more than just a home; it's an invitation to experience the enchanting allure of Tunbridge Wells.

Second Floor

Communal Entrance Hall

Entrance Hall

Lounge

Restricted head height in places

Kitchen/Dining Room

Restricted head height in places

Bedroom One

Restricted head height in places

Bathroom

Outside

Residence Parking

Location

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 of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

Agents Note

Town & Country Housing Association have advised that

they would be prepared to staircase a purchase transaction to

enable 100% Freehold ownership on completion. This would

mean that any potential purchaser would buy the vendors 75%

share plus the remaining 25% share of the property from

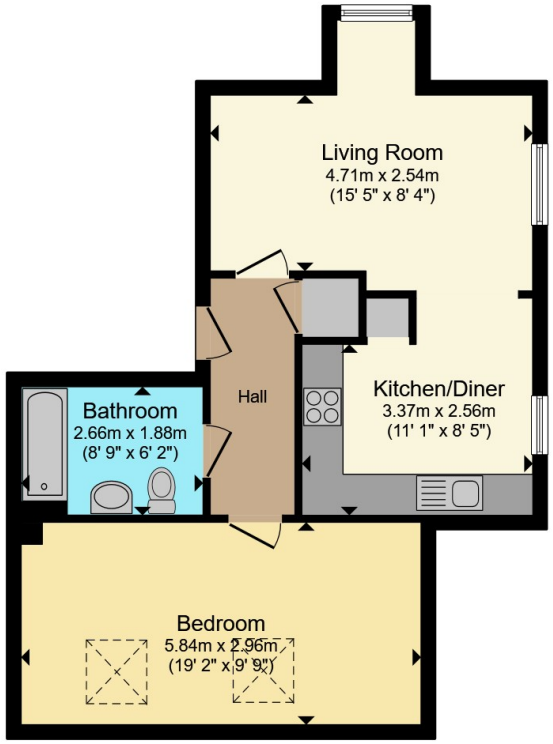
Town & Country Housing Association. The advertised price is for the

100% Freehold. Service Charge is £2269.

Your conveyancer will advise with regard to the timescales

involved and you should satisfy yourself in regard to lending

ability.



Total floor area 53.2 m² (573 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax Band: B

Service Charge: 2269.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406808

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.