



10 Times Square
Tunbridge Wells , Kent

Chain Free A spacious Penthouse apartment with a southerly aspect, in the heart of Tunbridge Wells with views of Fiveways and the Millennium Clock, secure underground parking, and within a few minutes' walk from the town centre and the mainline railway station.

Guide price £365,000 Share of Freehold

Situation:

The property is located in an enviable position and is centrally located, a few minutes' walk from Tunbridge Wells town centre and the station.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

A spacious, bright and airy penthouse apartment in the heart of Tunbridge Wells with the considerable benefit of secure allocated underground parking for residents.

The accommodation is arranged over one floor and includes; a large entrance hall with hanging hooks for coats and adjacent useful storage cupboard; a spacious dual aspect living room with windows running the width of two walls providing a good deal of natural light and panoramic views of the town centre; and a separate well-proportioned kitchen with a wide range of Shaker style wall and base units, complementary work surfaces, 1 ½ bowl stainless steel sink with mixer tap over, Siemens oven, 4 ring hob with Siemens stainless steel extractor, Indesit dishwasher, Hoover washing machine and Indesit full size fridge/freezer, with the room being complemented by tile flooring.

The apartment has two good sized dual aspect bedrooms, both with fitted wardrobes, with the principal bedroom benefiting from an ensuite bathroom featuring a large walk-in shower with both rain and separate shower attachment, low level w/c, wash basin with mixer tap over, and attractive wall tiles. In addition, there is a good-sized separate guest bathroom featuring a bath with shower attachment, low level w/c, wash basin with mixer tap over and storage beneath, and attractive wall tiling.

Lease Length: 999 Years from 24th June 2018 (approx. 991 years remaining)

Service Charge: £2279.27 (including buildings insurance) approx. equivalent to £189.94pcm)

Ground Rent: (replaced by contribution to sinking fund.)

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

Local Authority: Council Tax Band D – Tunbridge Wells Borough Council (01892) 526121

Current EPC Rating: C

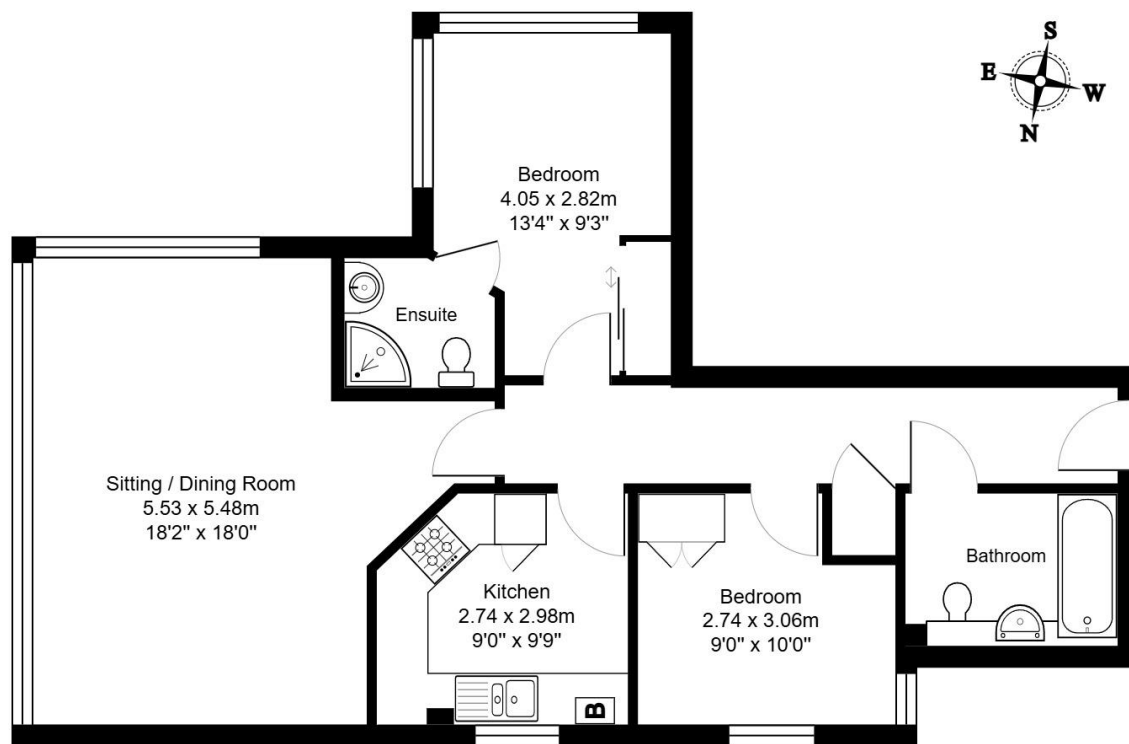
Directions: The postcode of the property is TN1 1BE

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



01892 619888 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Third Floor Flat

Total Area: 68.1 m² ... 733 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 descriptions contained herein are used in good faith as an opinion.



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