



Flat 1a, 67 Claremont Road, Tunbridge Wells, TN1 1TE.

Jack Charles

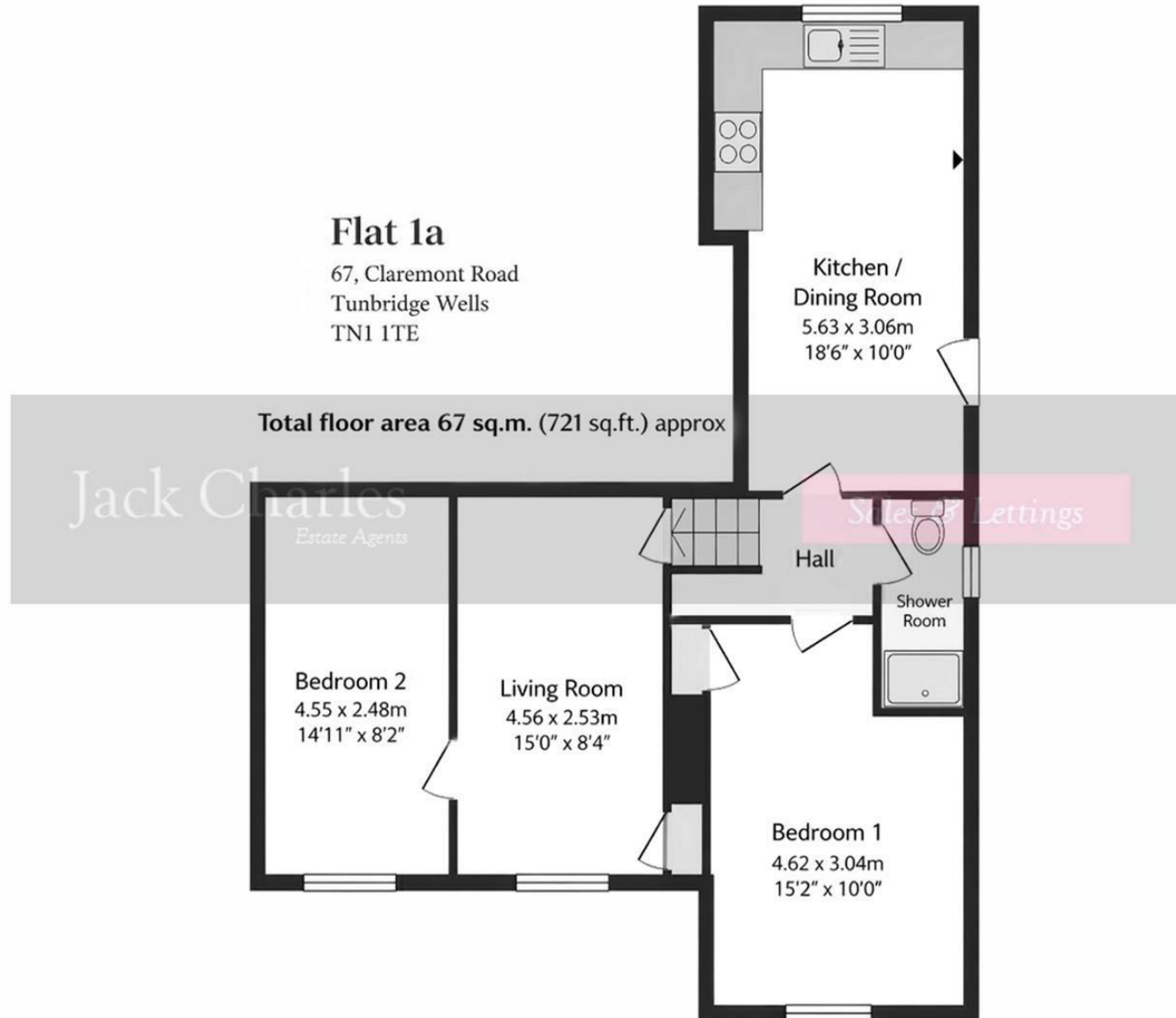
Guide Price £350,000 - £375,000

Jack Charles
Estate Agents

Sales & Lettings

- First Floor Apartment
- Living Room
- Close To Old High Street
- Two Bedrooms
- Shower Room
- Walking Distance To Station
- Kitchen / Dining Room
- Central Village location
- Leasehold 983 Years Remaining

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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To Be Sold

Jack Charles are delighted to offer this beautifully presented two bedroom split level first floor apartment, forming part of an attractive and characterful period building, ideally positioned within one of Tunbridge Wells most sought after locations.

This charming apartment combines period character with well arranged modern living, offering bright and spacious accommodation throughout. Accessed via a staircase leading to its own private entrance on the first floor, the property immediately feels private and well proportioned.

The heart of the home is the impressive open plan kitchen/dining room which provides excellent space for both everyday living and entertaining. The room benefits from an abundance of natural light and enjoys pleasant views across the surrounding area as does the sitting room which is situated to the rear.

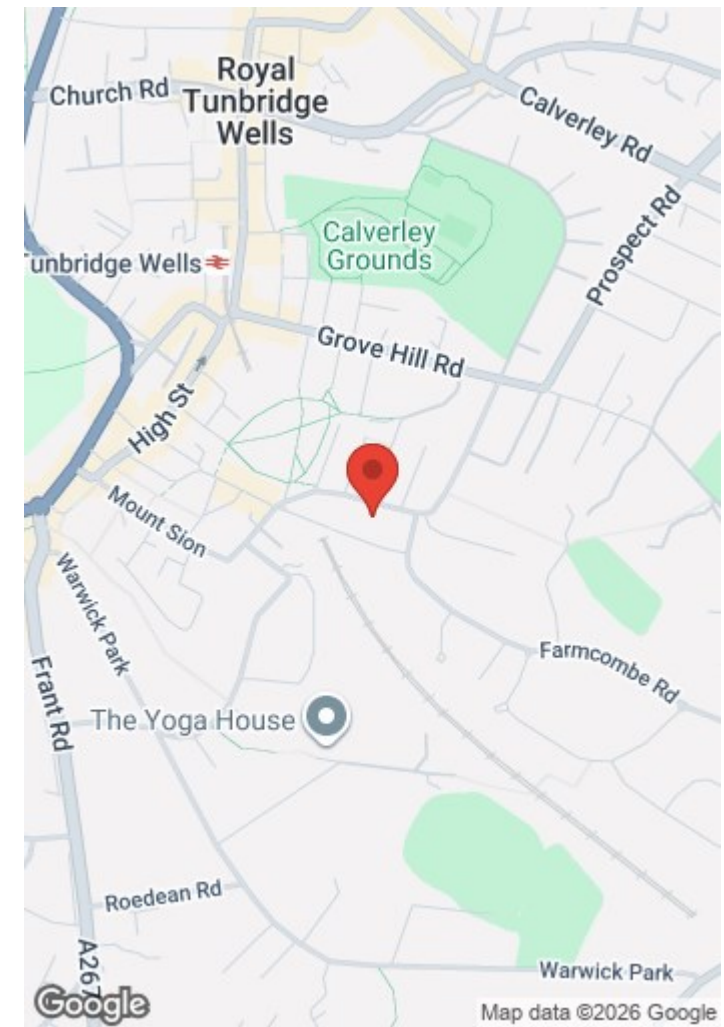
There are two well sized bedrooms, both thoughtfully arranged, along with a shower room. The property further benefits from gas central heating and a long lease, making it an attractive and practical purchase.

Location

Situated within a quiet and highly desirable road, the apartment is just a short walk from The Pantiles, the historic Old High Street and Tunbridge Wells mainline station. This prime central location offers the perfect balance of convenience and lifestyle.

The Royal Spa town of Tunbridge Wells provides a wide range of shopping, dining and leisure facilities, along with excellent transport links to London Bridge, Charing Cross and Cannon Street. The nearby A21 offers direct access to the M25 and wider motorway network, connecting to Heathrow and Gatwick airports, the Channel Tunnel and coastal routes.

The area is also renowned for its outstanding selection of schools, including highly regarded grammar schools, Claremont Primary School, Holmewood House Preparatory School and a number of well respected independent schools in Tunbridge and Sevenoaks.





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