



**12 Vista
Apartments**

CHAIN FREE A beautifully presented and elegant apartment benefiting from gated allocated parking and residents lift access, within walking distance of Dunorlan Park, and within easy reach of the town centre and mainline station.

Guide price £300,000-£325,000 Leasehold

Situation:

The property is situated in an enviable position set back from the road in a much sought after exclusive gated development within walking distance of Dunorlan Park and within easy reach of the town centre. Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description:

This beautifully presented and recently decorated apartment with underfloor heating offers spacious, light, and airy accommodation throughout. It also has an impressive EPC rated 'B'.

The home is arranged over one floor and includes; a good-sized entrance hall; a spacious dual aspect living room with garden views and floor to ceiling windows in addition to tilt and turn doors providing a good deal of natural light; a separate kitchen with a wide range of gloss wall and base units, complementary work surfaces, stainless steel sink with mixer tap over, 4 ring hob with stainless steel extractor, Electrolux oven, full size fridge and freezer, dishwasher, and washing machine.

The apartment has two bedrooms with the dual aspect principal having a bespoke fitted wardrobe, as well as a good-sized bathroom featuring bath with shower over, low level w/c, wash basin with mixer tap over and storage beneath, large mirrored insert, stainless steel heated towel rail, and attractive wall and floor tiling.

The property benefits from allocated parking and attractive communal gardens.

The apartment is leasehold with a 125-year lease from 30/06/2011, with a current service charge of £840.50 per quarter and ground rent of £300 per year.

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

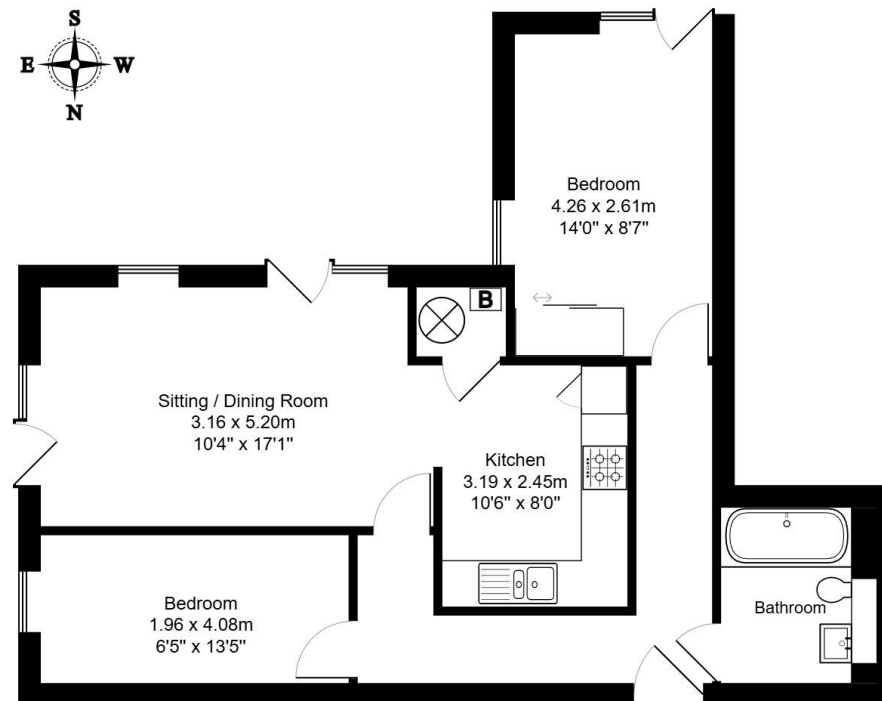
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: E

Current EPC Rating: B

Property address: Postcode TN2 3QA





First Floor Flat

Total Area: 62.0 m² ... 667 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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