

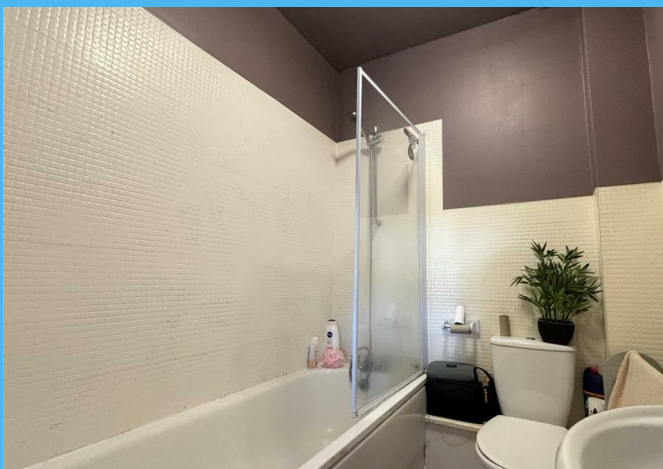
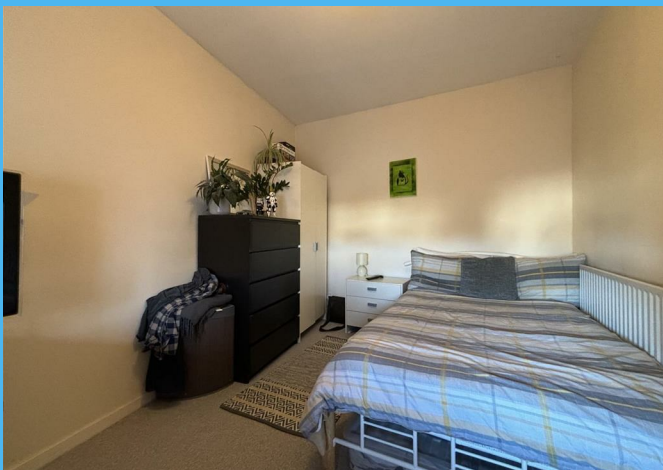
# DOORKNOBS

Your Best Move Yet



22E Garden Road, Tunbridge Wells, TN1 2XL

£150,000



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Doorknobs are pleased to welcome to the market this fantastic 1 bedroom, first floor flat within this converted coach house with its own private entrance. The property is situated within close proximity of Tunbridge Wells Town Centre and Mainline Station.

## Description

### Location

This property is set in the heart of Tunbridge Wells, and offers easy walking distance to the mainline station and town centre, with the town centre being on your doorstep!!

The mainline station is around a 10 minute walk with regular train services from Tunbridge Wells have a direct route to London Charing Cross, London Bridge and Waterloo East. Which Can be reached in a 45-60 minute journey.

### Description

The flat offers it's own external staircase leading to the first floor with it's own front door. The flat occupies the whole of the first floor and the building only consists of two flats.

An open plan kitchen / living room can be found on entrance to the flat. The modern kitchen has been fitted with beech effect units and a black granite effect worktop with a white mosaic style splash back. Appliances include a electric oven and electric hob with a stainless steel extractor.

The living space is of a good size with enough room for a sofa and a small table and chairs. Windows outlooking to the front of the property. Neutral Decor and newly carpeted. Loft access leading to a Large loft which fills the whole size of the roof.

The bedroom is of a good size with plenty of space for a double bed and other items of furnishings. Neutral decor and newly carpeted.

The white bathroom suite comprises of a bath with a shower over, hand basin and W.C. White mosaic style tiling surround. Wood effect lino flooring and neutral decor.

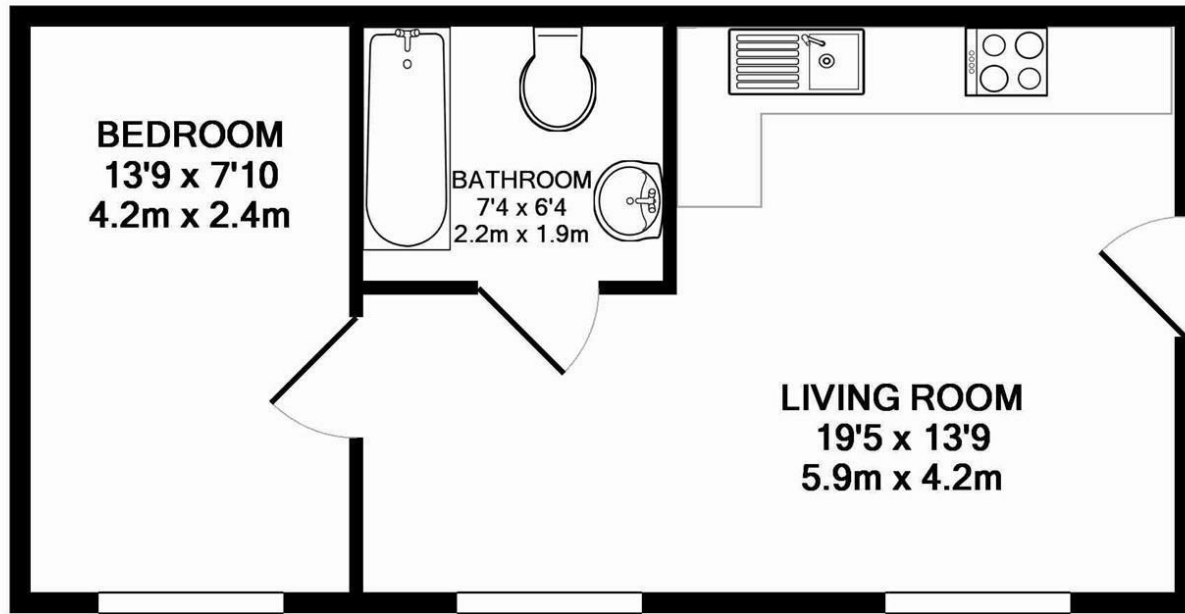
### Lease Information

The property is leasehold with 108 years on the lease. The residents are currently undergoing the 'Right to Manage' process in order to reduce the service charge amount.

As it currently stands the ground rent is at £150.00 per annum, with the service charge at £3283 per year, which includes the building insurance, management fees, contribution to a sinking fund, maintenance and repairs etc.



## Floor Plans

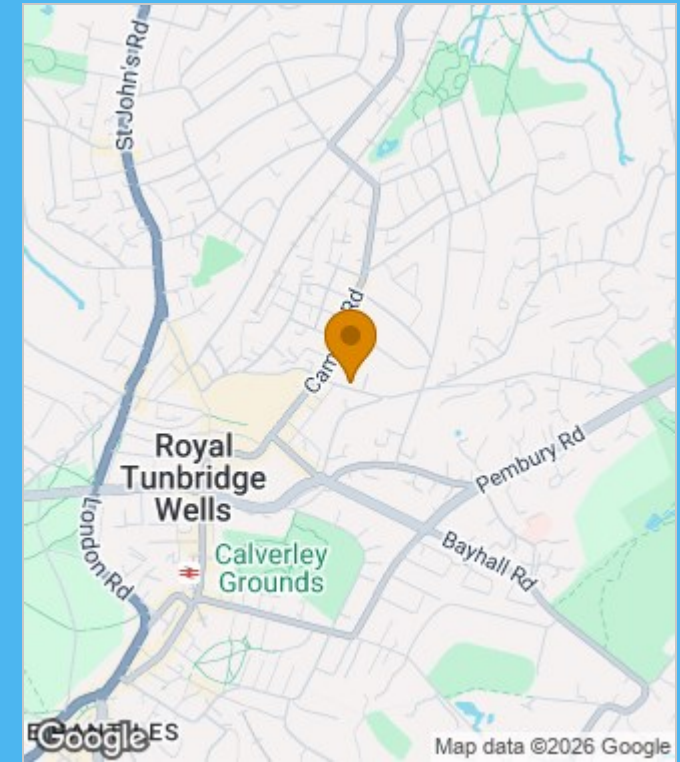


TOTAL APPROX. FLOOR AREA 375 SQ.FT. (34.9 SQ.M.)

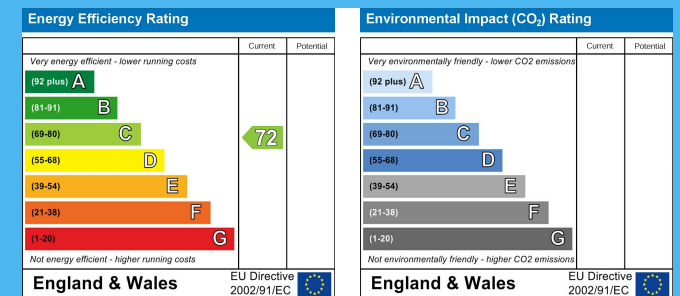
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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