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St Pauls Court, St. Pauls Street, Tunbridge Wells

Offers In Region Of £170,000

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The property is accessed via a communal hallway leading to a private entrance. The entrance hallway is welcoming and practical, featuring a double-glazed window to the front, an entry phone system, SOS alarm, and two built-in cupboards, including an airing cupboard housing the immersion heater—ideal for keeping everyday essentials neatly tucked away.

The living room is a generous and light-filled space, with French doors opening onto a patio area, flanked by windows on either side. This connection to the courtyard garden creates a bright and peaceful atmosphere, perfect for both relaxing and entertaining. The room also provides direct access to the kitchen.

The kitchen is well-proportioned and practical, with a range of wall, drawer, and base units, including a pull-out larder cupboard. There's a built-in electric hob and oven, stainless steel sink with drainer, and tiled splash backs, plus space for both a washing machine and fridge freezer. A rear-facing window brings in natural light, making this a pleasant space to prepare meals.

The bedroom is a comfortable double, featuring a built-in double cupboard for convenient storage and a large window to the front which allows plenty of natural light to fill the room.

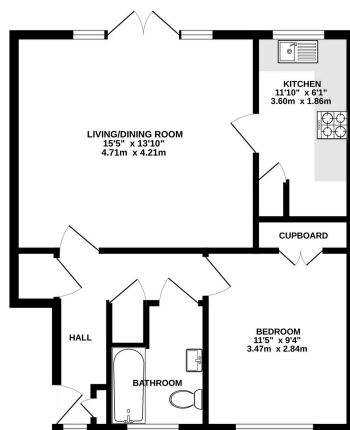
The bathroom includes a pedestal basin, low-level WC, and bath, with partially tiled walls, vinyl-style flooring, and both a heated towel rail and electric wall heater. An obscured double-glazed window to the front provides light and privacy.

Service Charge: £171.48 Per Month

Ground Rent: £116.10 (Per quarter)



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual spaces, including but not limited to, should be taken as approximate only. The floorplan is not to be used for any purpose other than a guide. The agent is not responsible for any errors or omissions and no guarantee is made as to the accuracy of the floorplan.

- Over 60s Retirement Property • 1 Bedroom
- Ground Floor
- Private Courtyard Garden
- Spacious Living Room
- Kitchen with Integrated Appliances
- Desirable Location
- Strong Sense of Community
- EPC: D
- Council Tax Band: A

