



KINGS ESTATES

PROFESSIONALS IN PROPERTY



3 Amherst Road

Tunbridge Wells, Tunbridge Wells

Kings Estates are pleased to present this spacious two bedroom garden flat with private entrance, private garden, shared garage, driveway parking and no onward chain, with a 73ft south west garden.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- No onward chain
- South west facing 73ft private garden
- Spacious two bedroom garden flat
- Approximately 972 sq ft of accommodation
- Share of freehold
- Shared garage
- Driveway parking
- Own private entrance
- Period features including high ceilings and wooden floors
- Sitting room with doors to garden





Kings Estates are pleased to present this spacious and characterful two bedroom garden flat with its own private entrance and private south west facing garden, set within an attractive period residence on Amherst Road in Tunbridge Wells. Offering approximately 972 sq ft of well balanced accommodation, the property combines original features including wooden floors, high ceilings and deep skirting boards with a practical and comfortable layout. Benefiting from a share of freehold, a shared garage, driveway parking, and being offered with no onward chain, this is a standout home in a sought after residential setting.

The accommodation includes a generous sitting room with doors opening directly onto the garden, creating a natural extension of the living space and an ideal setting for both relaxing and entertaining. There is a separate kitchen, a large main bedroom with built in wardrobes, and a well proportioned second bedroom, making the home equally suited to professionals, couples or those needing space for working from home.

Externally, the property truly excels with a private south west facing garden measuring approximately 73ft by 31ft, offering a patio area, lawn and an outbuilding ideal for storage or a studio space. A real rarity for a flat of this type is the inclusion of a shared garage along with the ability to park on the driveway, adding significant practicality and further enhancing the appeal. Positioned on Amherst Road, a quiet residential street close to St Johns amenities and within easy reach of Tunbridge Wells town centre, it offers both tranquillity and convenience.

OTHER INFORMATION

COUNCIL TAX BAND - (Tunbridge Wells Borough Council)

TENURE - SHARE OF FREEHOLD

LENGTH OF LEASE - TBC

ANNUAL GROUND RENT - £50

GROUND RENT REVIEW PERIOD - TBC

ANNUAL SERVICE CHARGE AMOUNT - £600

SERVICE CHARGE REVIEW PERIOD - TBC

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

ST JOHNS

The property is located in the popular St. Johns area of Royal Tunbridge Wells. Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

Amenities: The house is located nearby to very good amenities in St Johns, with a number of "mini-supermarkets available, such as Sainsbury's Local, M&S Food and Waitrose, cafés, bars and restaurants, hairdressers and a good variety of local independent shops, including The Cheese Shop, Cycle Shop and Beauticians and is just over a mile of the main shopping centre. and is just over a mile of the main shopping centre.

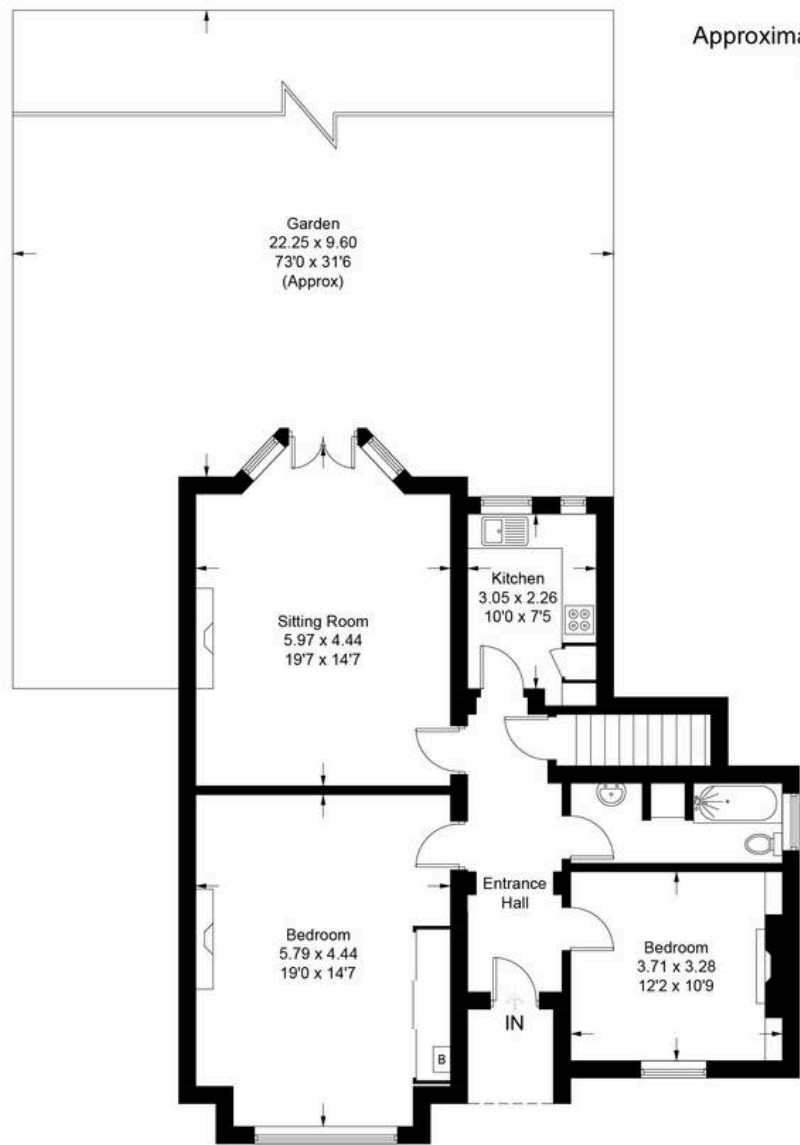
Recreational Amenities: Recreational amenities such as the St John's Recreational Ground, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

State and Private Schools: There are many highly-regarded schools in the vicinity, including Skinners, TWGGS, TWGSB, St John's CE primary, Bennett Memorial Diocesan and St Gregory's secondaries all within a mile of the property.

Mainline rail: Tunbridge Wells and High Brooms, with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes. The Centaur Commuter Coach service also stops along the St John's Road.

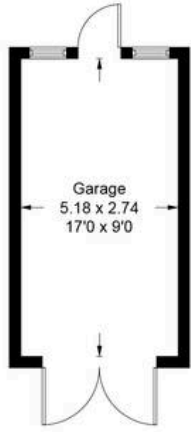
Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.



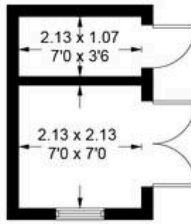


Ground Floor

Approximate Gross Internal Area = 90.3 sq m / 972 sq ft
 Outbuildings = 21.5 sq m / 231 sq ft
 (Including Garage)
 Total = 111.8 sq m / 1203 sq ft



Garage
 (Not Shown In Actual Location / Orientation)

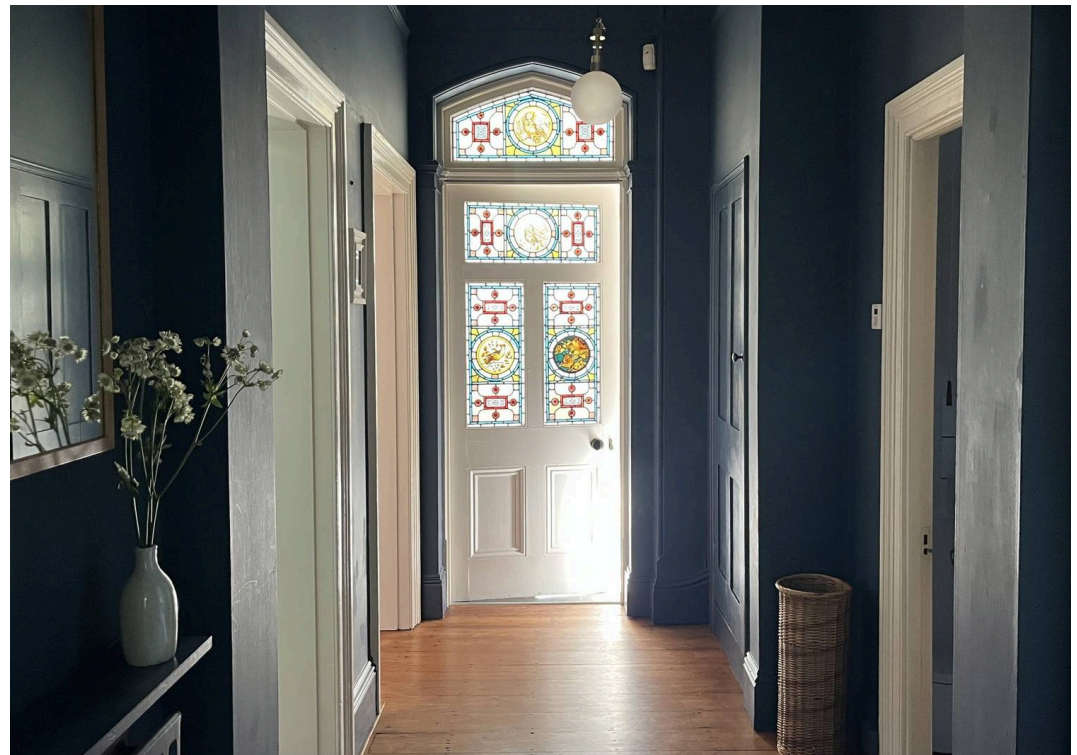


Outbuildings
 (Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1295424)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Kings Estates (the Agent) has not tested any equipment, fixtures, fittings or services and cannot confirm they are in working order or fit for purpose. Buyers should rely on their own solicitor/surveyor. Tenure information is provided by the vendor: title documents have not been inspected. Items shown in photographs are not included unless stated in the written particulars and may be available by separate negotiation. Please confirm availability and book a viewing before travelling.





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