



**Flat 3, 22 Queens Road**  
Tunbridge Wells, Kent

**\*CHAIN FREE\*** A charming and well-presented home, with high ceilings, large sash windows providing a good deal of light, a wealth of period features, parking, and is situated in the favoured St Johns area within easy reach of the town centre and local amenities.

## Guide price **£149,950** Share of freehold

### Situation:

The property is situated in a convenient location within easy reach of the town centre and mainline station. The town is renowned for its excellent shopping facilities and amenities including cinema complex, theatres, the historic Pantiles, Tunbridge Wells common and Dunorlan and Calverley Parks. Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour and the A21 is also within easy reach of the property and links with the M25. There are also a number of well-regarded schools in the area, including grammar schools for both girls and boys.

### Description:

This charming studio apartment has high ceilings, large sash bay windows providing a good deal of natural light, and delightful period features including decorative cornicing and ceiling roses, creating this desirable period property. It also has the benefit of being share of freehold, has allocated parking, and has an EPC rating of 'C'.

The accommodation is presented over one floor and includes; an entrance hall with hanging hooks for coats and an adjacent well-proportioned bathroom with walk in shower, low level w/c, wash basin with mixer tap over and storage beneath, stainless steel heated towel rail, and attractive gloss wall tiling.

The property has a spacious and impressive living area with a tremendous sense of space and a good deal of natural light, has sash bay windows to the front, and extends to over 19ft (5.83m). Adjacent to the living area is a separate good-sized kitchen featuring a wide range of Shaker style wall and base units, complementary work surfaces, tile splashbacks, 4 ring hob and oven with stainless steel extractor, stainless steel sink with mixer tap over, Samsung full size fridge/freezer, and a washing machine.

**Tenure:** Share of Freehold

**Lease:** 999 years from 25 December 1984

**Service charge:** Circa £75 pcm

**Ground Rent:** Nil

**Services:** Mains water, electricity and gas

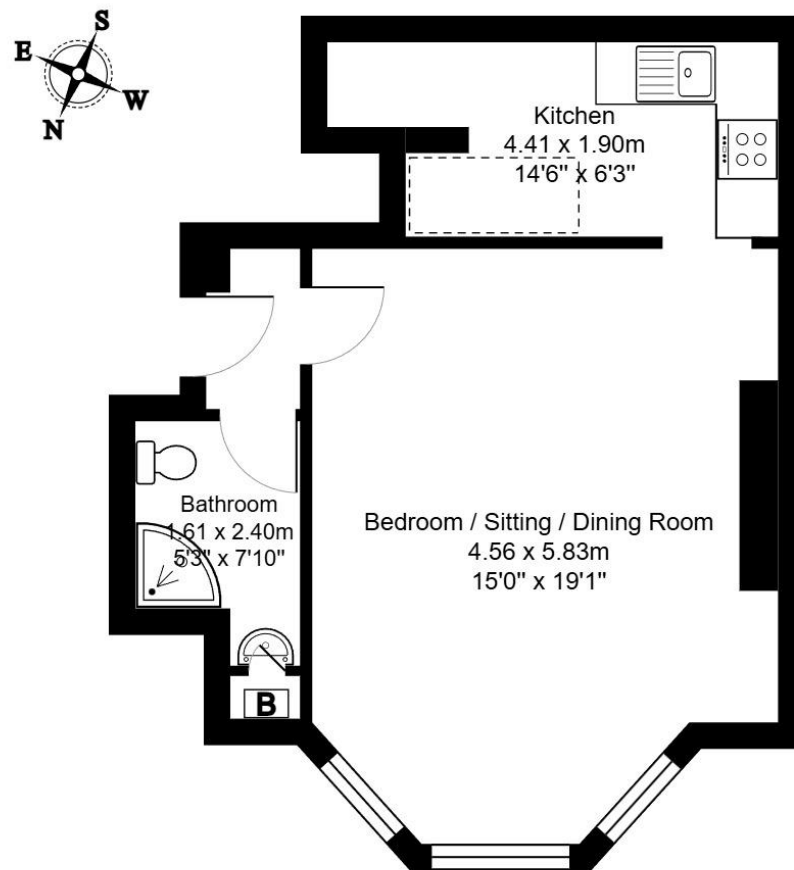
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Current council tax band:** A

**Current EPC rating:** C

**Postcode:** TN4 9LY





### First Floor Flat

Total Area: 38.1 m<sup>2</sup> ... 410 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

#### Important notice:4

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