



Flat 2, 6 York Road
Tunbridge Wells, Kent

A charming and well-presented apartment centrally located on a sought-after residential road a few minutes' walk from the town centre and the mainline railway station.

Guide Price £270,000 Freehold

Situation:

The property is located in an enviable position on a quiet residential street in relation to its central location, a few minutes' walk from Tunbridge Wells town centre and the mainline station. Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres.

The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

The sale of the property includes the freehold of the building, and is presented over one floor and includes; a good-sized entrance hall; a noticeably spacious, light and airy living room extending to over 18ft, with south facing aspect, high ceilings, and twin French style doors with period shutters providing a great deal of natural light and access to a balcony; and a kitchen with a wide range of wall and base units with complementary work surfaces, oven, 4 ring hob, stainless steel sink with mixer tap over, and plumbing for a washing machine.

The flat also benefits from two double bedrooms and a bathroom featuring a bath, wash basin, mirrored medicine cabinet, low level w/c, heated towel rail, and Bosch Worchester boiler.

The property also benefits from useful additional storage in the form of large fitted cupboards adjacent to the flat and has an impressive EPC rating of 'C'.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current EPC Rating: C

Directions: The postcode of the property is TN1 1JY

Lease: New 999 year lease on completion

Service Charge: Ad Hoc

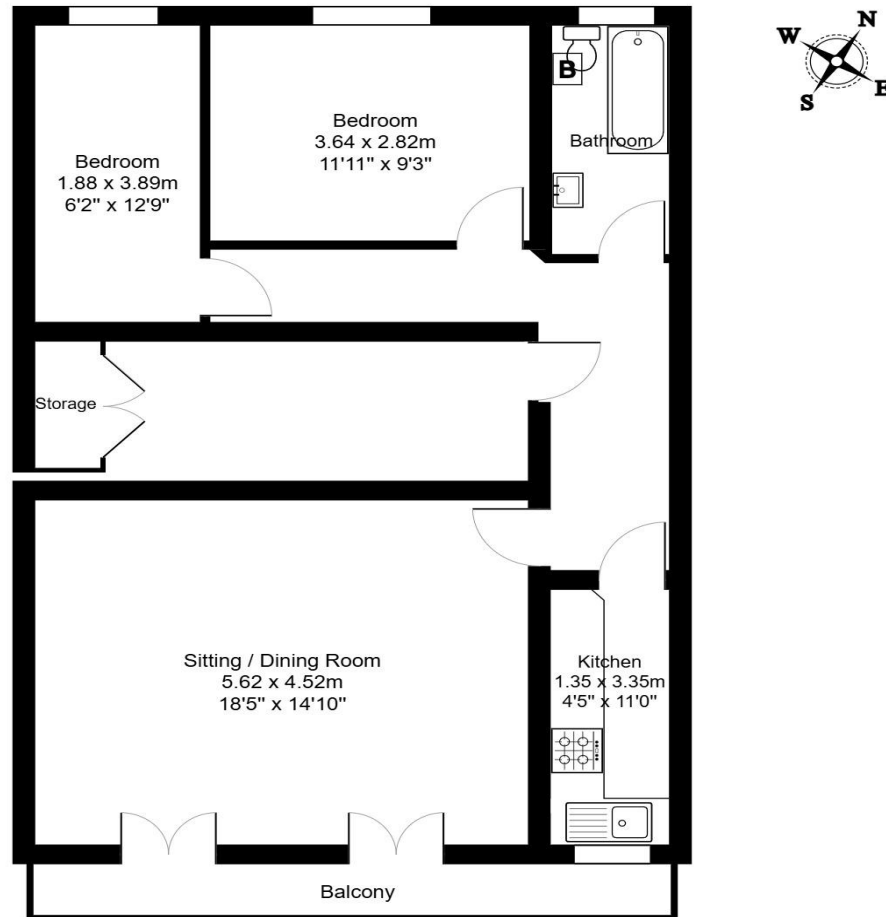
Ground Rent: Peppercorn

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



01892 619888 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



First Floor Flat

Total Area: 64.1 m² ... 690 ft² (excluding balcony, storage)

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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