

Flat 2 Speldhurst Place, 78 Speldhurst Road, Tunbridge Wells, Kent, TN4 0JA

£195,000 Freehold

Waghorn & Company

Independent Estate Agents

* One Bedroom Ground Floor Flat * No onward chain * Allocated Parking * Communal Garden, Bike/Bin Store * Open plan Living/Kitchen Area * EPC Rating D - Council Tax Band B *

Waghorn & Company are delighted to offer to the sales market this one bedroom ground floor flat, conveniently located for local amenities. The property offers spacious accommodation with the added benefit of allocated parking, communal garden and bike store. An early viewing is highly recommended.

Entrance
Access is via a communal entrance door with coded entrance leading to communal entrance hall with private door to entrance hall.

Entrance Hall
Doors to open plan living space, bedroom and bathroom, inset spot lights and telephone entry system.

Bedroom 12' 0" x 8' 1" (3.65m x 2.46m)
Laid to carpet with double glazed window to rear and radiator.

Bathroom 5' 1" x 7' 0" (1.55m x 2.13m)
Tiled flooring, paneled bath with glass shower screen, mixer taps and shower over, hand wash basin, low level w/c with concealed cistern, extractor fan, heated towel rail, ceramic wall tiling and inset spot lights.

Open Plan Living Space
Lounge Area: 9' 1" x 11' 1" (2.77m x 3.38m) Double glazed window to front, inset spot lights, cupboard housing boiler and radiator. Kitchen Area: 6' 10" x 11' 1" (2.08m x 3.38m) Double glazed window to side, inset stainless steel sink and drainer with cupboards under and a further range of matching base and wall units. Integrated dishwasher, fridge freezer and washer dryer, built in electric cooker with four ring halogen hob and stainless steel extractor hood over, inset spot lights.

Outside
To the front of the property is allocated parking, bike/bin store and communal garden which is mainly laid to lawn with flowered boarders housing an array of established shrubs, plants and bushes, patio area.

Tenure
Share of Freehold Lease Length 999 Years starting January 2019 Services Charge Approx. £1,800 P.A



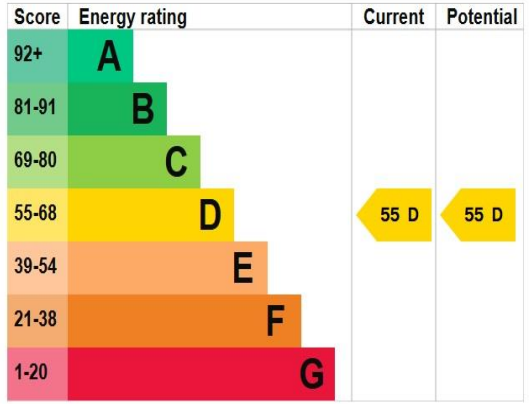




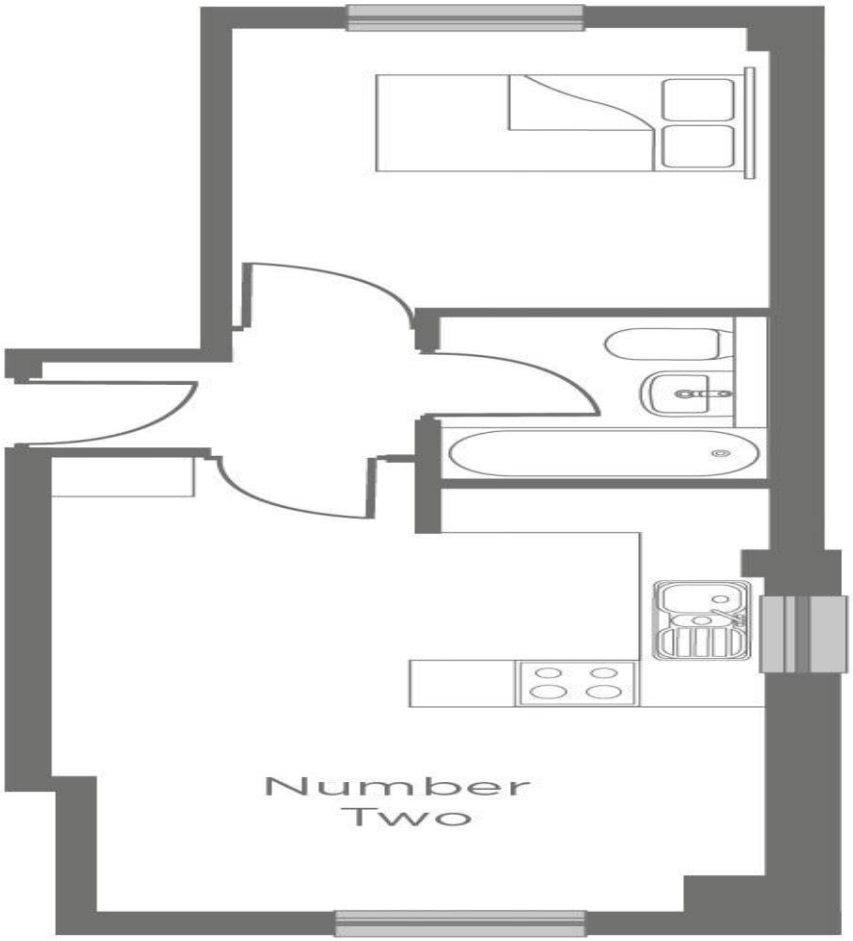








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Details No. 1 TW/JW

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