



Regency Hall  
1 Linden Park Road  
OX9  
**PRIVATE**  
Residents' Parking  
Only

REGENCY HALL  
PRIVATE PROPERTY  
Residents

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**Regency Hall**  
Tunbridge Wells, Kent

\*Chain Free\* A beautifully presented penthouse apartment with lift access, having been tastefully improved and updated by the current owner, benefiting from two balconies (south and west facing), parking, and situated in within a short walk of The Pantiles, Tunbridge Wells town centre and the Mainline Station.



## Guide price £495,000 Share of Freehold

### Situation:

The property is situated on the favoured south side of town within a short walk of the historic Pantiles with its restaurants and cafes and within walking distance of Tunbridge Wells station and schools. The town is renowned for its comprehensive range of facilities and amenities, including the Royal Victoria Place shopping centre, cinema complex and theatres. For the commuter, Tunbridge Wells station serves London Bridge, Charing Cross and Cannon Street in under an hour.

### Description:

The property is an attractive and beautifully presented home, having been tastefully updated by the current owner to a noticeably high standard.



Arranged over one floor, the accommodation comprises of an entrance hall with adjacent cupboard for storage and hanging hooks for coats; a spacious, dual aspect, light and airy, living room with two separate areas for sofas and dining furniture, with twin sliding doors, both with delightful full size New England style shutters, providing access to a good-sized west facing balcony. Adjacent to this is a separate well-appointed contemporary kitchen featuring Karndean flooring, a wide range of wall and base units, complementary work surfaces, inset 1 ½ bowl sink with mixer tap over, and fitted appliances including AEG induction hob with glass splashback, AEG twin ovens, Bosch Fridge/freezer, NEFF washing machine, and Bosch dishwasher. An inner hallway provides access to two double bedrooms both with fitted wardrobes and sliding doors both with full size New England style shutters providing access to balconies, with the spacious principal bedroom benefiting from a large En-suite bathroom featuring a large walk in shower, low level w/c, wash basin with mixer tap over, attractive wall and floor tiling, and ample fitted bathroom furniture providing a great deal of storage. There is also an additional guest bathroom adjacent to the inner hallway with walk in shower, low level w/c, wash basin with mixer tap over, stainless steel heated towel rail, and attractive gloss wall tiles.



This desirable property also benefits from off road parking for both residents and visitors and has use of lawned communal gardens, is share of freehold, the lease is 999 from 20 Nov 2006 (979 years remaining), service charge £2000pa, and ground rent is £1.

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

**Local Authority:** Tunbridge Wells Borough Council

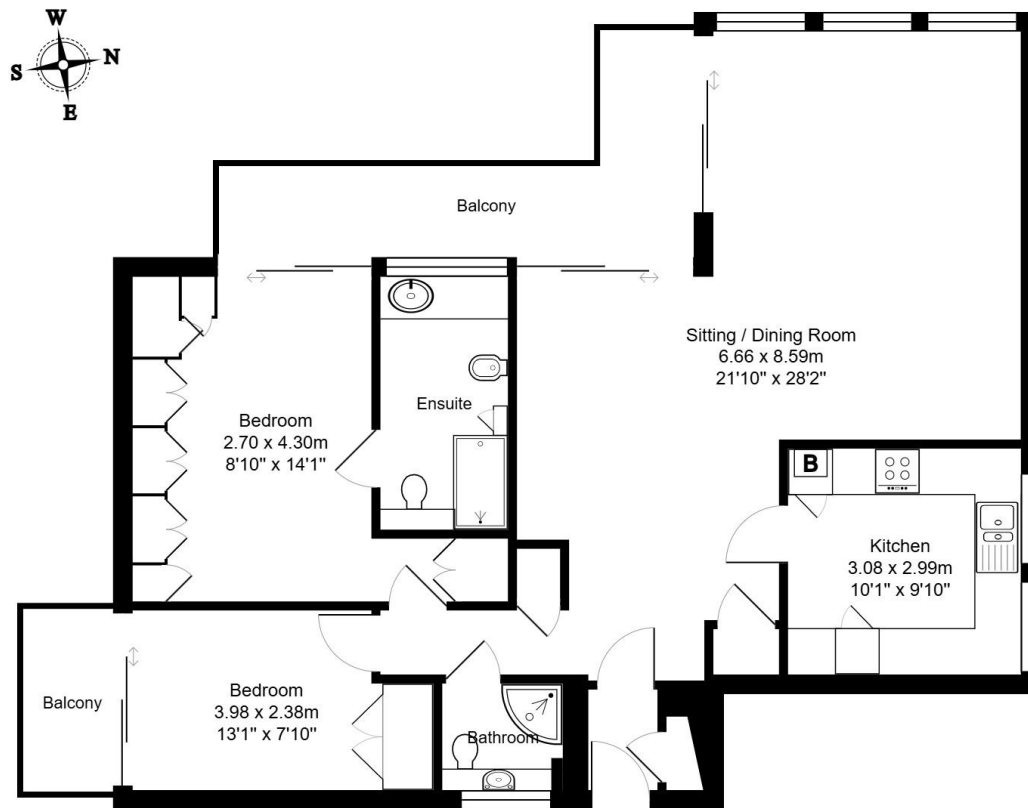
**Council tax band:** E

**Current EPC Rating:** C

**Property address:** TN2 5QZ

01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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



Second Floor Flat

Total Area: 86.6 m<sup>2</sup> ... 932 ft<sup>2</sup> (excluding balcony)  
 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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