
Flat 3, 6 York Road
Tunbridge Wells, Kent

Green Lizard
SUCCESSFULLY SELLING HOMES

This centrally located, south facing, top floor apartment is just minutes away from both the green open spaces of the Common and parks and all the nearby shops, amenities and transport network that the town offers.







Guide Price £280,000 Leasehold

This centrally located, light, airy, 2 bedroom, 2 bathroom flat is Grade II listed and is just minutes away from both the green open spaces of the Common and parks and all the nearby shops, amenities and transport network that the town offers. Situated on the second floor, the flat has generous proportions. The living room/dining room is spacious and flooded with light from two large windows which offer unobstructed views of Trinity Arts Centre and garden, its magnificent tall trees giving a country view in the middle of town. The adjacent kitchen is fully equipped and provides good storage. The master bedroom has an en suite shower room. The second bedroom could serve as a work from home office or guest bedroom. An alcove in the second, family, bathroom is plumbed for a washing machine.

Buses at the end of the road fan out in all directions, to the south coast and towns and villages throughout Kent and Sussex. The MLS is 1/3 mile away with half hourly trains running to and from London and the coast. Tunbridge Wells provides a full range of entertainment, shops, restaurants and cafes, many of them within a couple of minutes' walk of this property. The Victoria Centre is close by. Excellent schools in the town cater to all ages from primary to sixth form

Trinity Arts Centre offers films and live entertainment to complement the newly opened Amelia Scott cultural centre, a minute's walk away. A magnificent renovation and expansion of the old thirties' library and civic centre, the interior is modern, airy and spacious and houses the town library, exhibition rooms, the adult education centre and a café in a quiet, open air, courtyard. The Assembly Halls in the same complex offer a variety of live music and theatrical productions.

Features

Spacious 2 bedroom 2 bathroom apartment

Located in a handsome period building

Uninterrupted green, leafy views in a quiet street

Warm, spacious, well-presented interior

Work from home versatility

Centrally located within 1/3 mile of MLS

200m from Royal Victoria Place Shopping Centre, shops and cafes

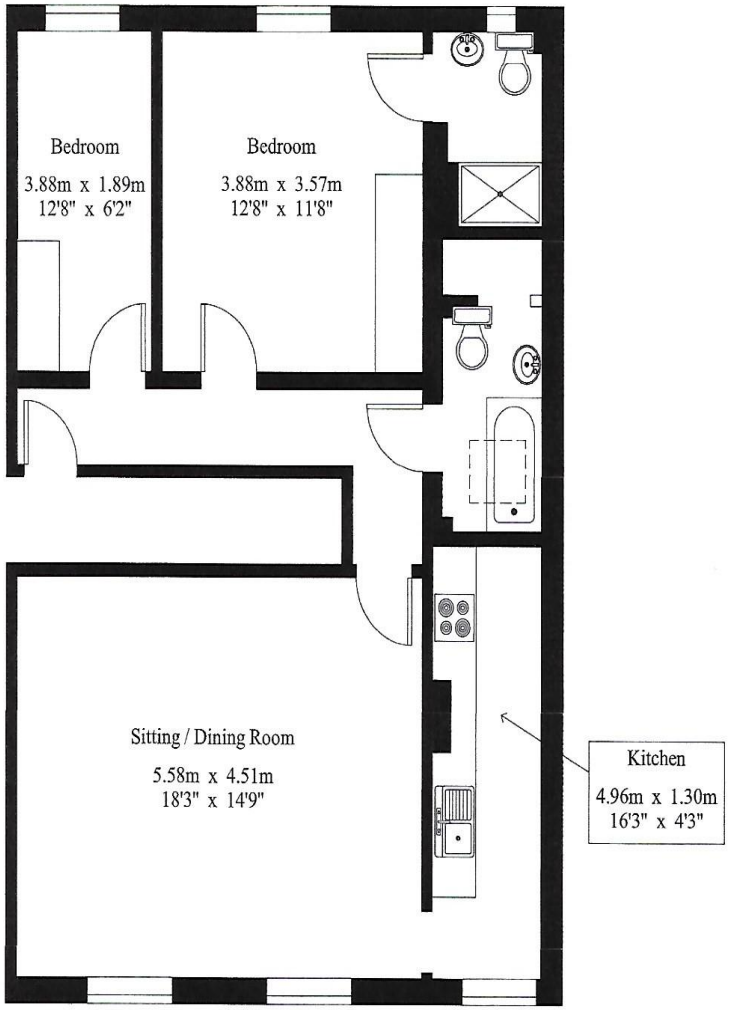
100m from newly opened Amelia Scott cultural centre

Close proximity to green spaces; The Common, Calverley, Dunorlan and Grosvenor and Hilbert Parks

Very low annual maintenance charge

Services: Mains water and electricity. Gas-fired central heating.
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Current EPC Rating: N/a (listed)
Directions: The postcode of the property is TN1 1JY
Lease: Circa 117 years remaining
Service Charge: Circa £300pa (Ad Hoc)
Ground Rent: £50pa

Gross Internal Area : 72.1 sq.m (776 sq.ft.)



Second Floor

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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