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# Mount Sion, Tunbridge Wells

Guide Price £235,000

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GUIDE PRICE - £235,000 - £250,000

A beautifully presented one bedroom upper ground floor apartment, forming part of an attractive converted period building, ideally located in one of Tunbridge Wells' most sought after central positions, within easy reach of the High Street, the Pantiles and the mainline station.

This charming home has been thoughtfully arranged to create a modern and practical living space, while still retaining plenty of character. Clever storage solutions have been incorporated throughout, making excellent use of the space available.

The spacious reception room is filled with natural light via a large front facing window and offers ample room for both comfortable seating and a dining table and chairs. A focal point of the room is the attractive electric fireplace with tiled surround, complemented by a solid wood herringbone parquet floor. Integrated shelving provides useful storage and display space.

An archway leads through to the contemporary kitchen, which is fitted with a range of wall and base units, offering good storage and functionality.

The bedroom has been carefully designed and features colonial style shutters, along with a cleverly concealed range of built in wardrobes and storage positioned behind the bed.

The bathroom is finished in a modern style and benefits from a rear facing window, a freestanding shower with glass screen, vanity sink and WC.

The property is leasehold with a share of freehold.  
Lease term: 999 years from 25 December 1990  
Service charge: £1,200 per annum  
Ground rent: Peppercorn

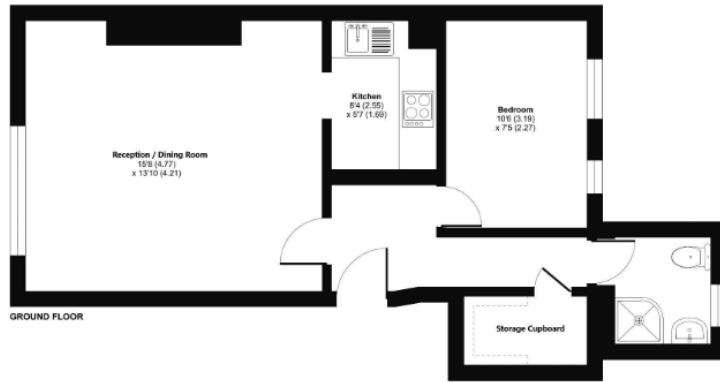
Positioned in an idyllic spot in the heart of Tunbridge Wells, the property is just a short 0.3 mile walk from Tunbridge Wells mainline station and only moments from the High Street and Pantiles, home to a fantastic selection of bars, restaurants and independent shops. For those who enjoy outdoor space, the flat is also perfectly placed for access to Tunbridge Wells Common and nearby parks, offering a real sense of balance between town living and green open spaces.





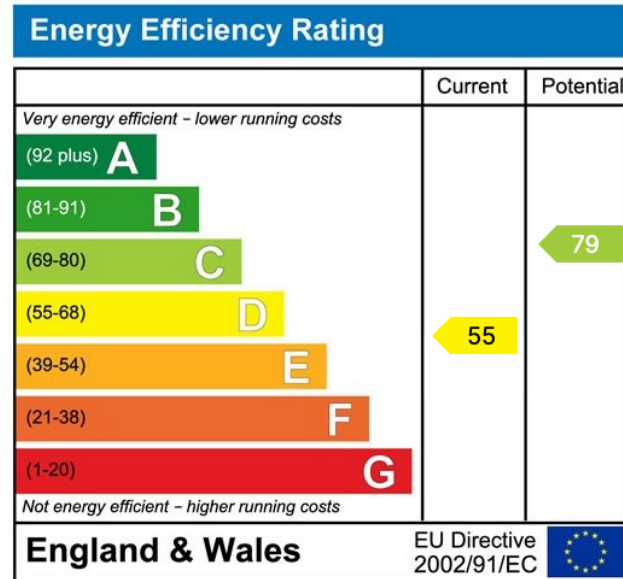
### Mount Sion, Tunbridge Wells, TN1

Approximate Area = 485 sq ft / 45 sq m  
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential, 6th Edition 2020. Produced for Blackbriar Ltd - REF: 1328845

- Close to High Street & MLS
- Share of Freehold
- 1 Bedroom Apartment
- Bedroom with Fitted Storage/Wardrobes
- Spacious Reception Room with Fireplace
- Modern Bathroom & Kitchen
- Character Features
- Beautifully Presented
- Council Tax Band - B
- EPC- D



**BRITISH PROPERTY AWARDS**  
2023  
★★★★★  
**GOLD WINNER**  
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**BRITISH PROPERTY AWARDS**  
2022  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN TUNBRIDGE WELLS