



Connells

Hamilton Court Chilston Road
Tunbridge Wells

Hamilton Court Chilston Road Tunbridge Wells TN4 9LN

for sale offers in excess of
£208,000



Property Description

Situated in a sought-after location in Tunbridge Wells, this well-presented two-bedroom apartment is ideally positioned within easy reach of the town centre and Tunbridge Wells mainline station, making it an excellent choice for commuters and those seeking convenient access to local amenities.

The accommodation comprises a welcoming entrance hall, a fitted kitchen, and a bright dual-aspect living/dining room with direct access to a private balcony. There are two generously sized bedrooms, both benefiting from fitted wardrobes, together with a bathroom and separate cloakroom.

Externally, the property enjoys a private balcony, well-maintained communal gardens, and residents' parking. The vibrant town centre, with its excellent selection of shops, cafés, restaurants, and leisure facilities, is within easy reach, while nearby parks and green spaces further enhance the appeal of this conveniently located home.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Communal Hallway

Entrance Hall

Kitchen

Lounge/Dining Room

Bedroom One

Bedroom Two

Bathroom

Cloakroom

Outside

Balcony

Communal Gardens

Residence Parking

Location

The St. James area of Tunbridge Wells offers a charming, close-knit community, where quiet, tree-lined streets are typically free from traffic outside the neighbourhood. This

peaceful setting is complemented by easy access to local amenities and green spaces, making it an ideal location for those seeking both tranquillity and convenience.

Within walking distance, you'll find the popular Grosvenor & Hilbert Park and Dunorlan Park, both offering a lively mix of community events and outdoor activities. Whether you're looking for a relaxing stroll or to enjoy one of the parks' many events, there's always something to enjoy.

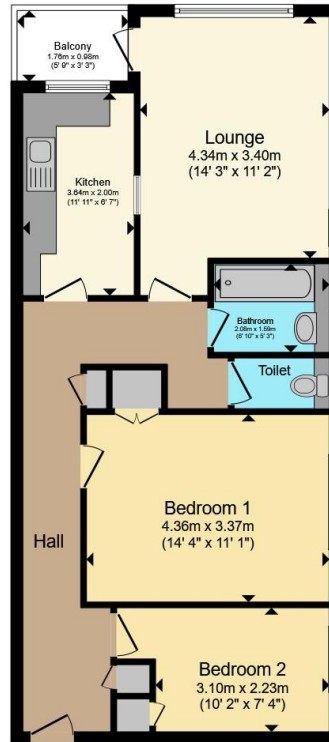
Camden Road, which leads directly into the town centre, offers a range of independent shops, cafes, bars, and renowned restaurants, providing plenty of options for dining and leisure. The area is also well connected, with the property situated between Tunbridge Wells' two mainline railway stations, offering frequent services to both London and the South Coast.

For families, Tunbridge Wells is known for its excellent range of educational facilities, from primary and secondary schools to independent and grammar schools, all within easy reach. With a perfect mix of peaceful living, convenient transport links, and access to top schools, this area truly offers the best of both worlds.









Total floor area 67.8 m² (729 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C Council Tax
 Band: C

Service Charge:
 1672.00

Ground Rent:
 475.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406971

This is a Leasehold property with details as follows; Term of Lease 99 years from 21 Jul 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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