



PRIVATE
PARKING
RESIDENTS
ONLY

Connells
FOR SALE

106

Connells

Addison Road
TUNBRIDGE WELLS

Addison Road TUNBRIDGE WELLS TN2 3GG

for sale offers in the region of
£190,000



Are you searching for that perfect first step onto the property ladder? Then look no further than this beautifully presented one-bedroom maisonette, offering a wonderful combination of style, comfort and convenience —ready for you to move straight in and make it your own.

The property boasts a generously proportioned double bedroom, creating an inviting retreat, while the sleek and contemporary en-suite bathroom features a full-sized bath with a wall-mounted shower - ideal for unwinding at the end of a busy day.

The light and airy open-plan living space is perfectly designed for modern living, offering ample room for both comfortable lounge seating and a cosy dining area which is perfect for entertaining friends or simply relaxing in your own stylish surroundings.



Outside, the convenience continues with your very own allocated parking space positioned directly outside the property, ensuring stress-free parking at all times and communal well-established gardens.

High Brooms Station is just 0.6 miles away, with Tunbridge Wells Station approximately 2.5 miles distant, providing excellent links into London and beyond. This charming home truly needs to be seen to be fully appreciated.

Ground Floor

Lounge/Dining Room

(L-Shaped), double glazed box bay window to front, radiator, tv point, wood effect LVT flooring, wall mounted heater.

Kitchen

Internal window to front, fitted kitchen with matching wall and base units, run of work surface with insert stainless steel sink / drainer unit, electric hob with cooker hood over, electric oven, plumbing for washing machine, space for fridge / freezer, tiled flooring.

Cloakroom

Extractor fan, W.C., wash hand basin, part tiled walls, tiled flooring.

Bedroom One

Double glazed window to rear, fitted carpet, wall mounted heater.

En-Suite Bathroom

Panel bath with mixer taps, wall mounted shower over bath, wash hand basin, extractor fan, wc, part tiled walls, tiled flooring, heated towel rail.

Outside

Communal Gardens

Driveway

Visitor Parking

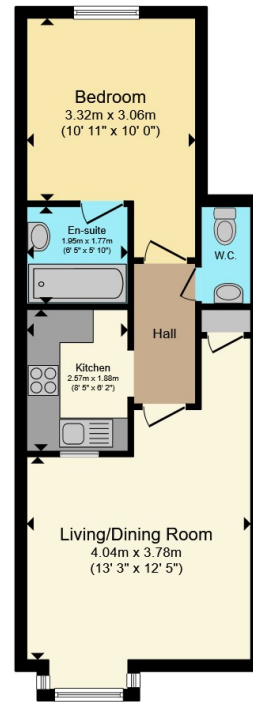
Additional Upgrades

- Hot water tank with system high spec (Installed 2022)
 - Three super efficient Dimplex heaters installed throughout the property in 2022
 - LVT wood effect flooring within lounge/dining rear and hall leading to the bedroom
 - Recently replaced Carpets within bedroom
- Kitchen
- Electric Four Ring Hob (Installed 2022)
 - Electric Fan Oven (Installed 2022)
 - Down Lighting









Ground Floor

Total floor area 44.6 m² (480 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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7 Market Place
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EPC Rating: C Council Tax
 Band: C

Service Charge:
 £1,753.00

Ground Rent:
 £230.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406887

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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