



1 Stable Mews
Tunbridge Wells Kent

CHAIN FREE A well-presented and spacious home set within the much sought after Chancellor House estate with around 5 acres of stunning park like communal grounds, parking, and within easy reach of the town centre, The Common, and The Pantiles.

Guide price £425,000 Freehold

Situation:

This well-presented property offers comfortable and convenient living being situated in this much sought after and convenient area of Tunbridge Wells, a Royal Borough, much renowned for its the local amenities including the Royal Victoria Shopping centre, the Pantiles, a cinema complex and several theatres.

The property is set within the peaceful Chancellor House estate with its approximately 5 acres of beautifully kept park-like grounds, notable for its ancient Cedar, and is located within walking distance of the town centre, mainline station, The Pantiles, and The Common. For commuters, London Bridge, Charing Cross and Cannon Street are under an hour. The A21 is close with links with the M25.

Description:

This well-presented home is chain free, is EPC rated 'C', and has the possibility to retain as a popular holiday let if required, please contact the agent for further details regarding this.

The property is spacious, light, and airy throughout and includes, on the ground floor; a good-sized living room with box bay window providing a good deal of natural light and adjacent storage cupboard; and a well-proportioned kitchen with a wide range of wall and base units, complementary work surfaces, attractive tile splashbacks, 1 ½ bowl stainless steel sink with mixer tap over, Hotpoint electric double ovens, 4 ring gas hob with stainless steel extractor, Bosch dishwasher, and Hoover washer/dryer.

On the top floor is a landing and two good sized double bedrooms with the spacious principal bedroom benefiting from fitted wardrobes, and a well-appointed bathroom featuring a large walk-in shower, low level w/c, wash basin with mixer tap over and storage beneath, stainless steel heated towel rail, and attractive wall tiling.

The property is also benefits from parking for two cars and use of Chancellor House's extensive grounds.

Services: Mains water, gas, and electricity.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

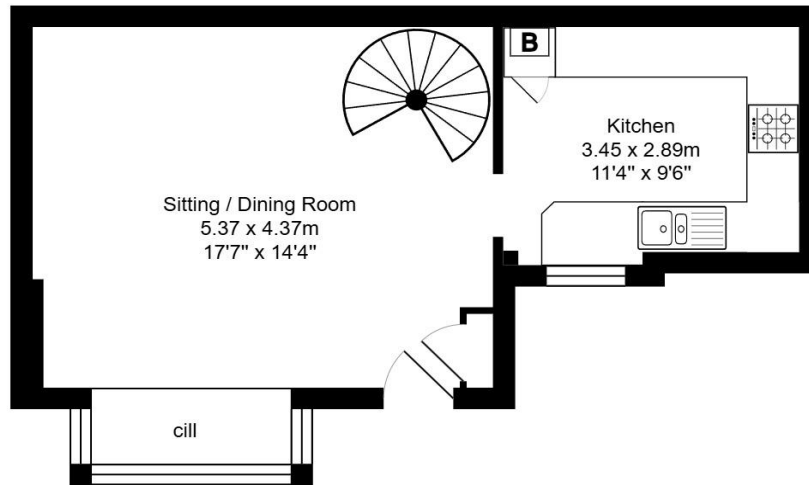
Council tax band: D

Current EPC Rating: C

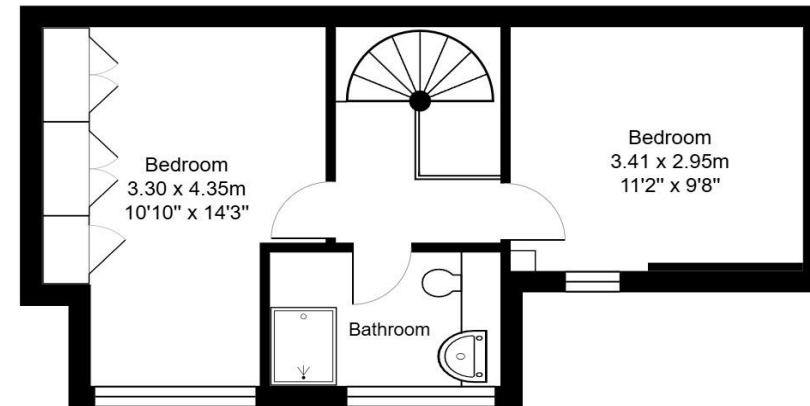
Property address: Postcode TN4 8BT

Estate Management Charges: £994.80 pa





Ground Floor
Area: 33.5 m² ... 360 ft²



First Floor
Area: 32.9 m² ... 355 ft²

Total Area: 66.4 m² ... 715 ft²

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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