



**Connells**

John Spare Court Whitefield Road  
Tunbridge Wells



## Property Description

This modern ground-floor apartment is an ideal choice for first-time buyers or investors. Located in the sought-after St Johns area of Royal Tunbridge Wells, it offers a peaceful setting with local amenities just a short walk away.

Inside, the entrance hallway includes a large storage cupboard and entry phone system. The bright living room features a bay window, while the well-equipped kitchen offers ample storage and appliances, including a electric hob, oven, washing machine, fridge, and freezer. The double bedroom is spacious enough for a double or queen bed and wardrobes. The recently refurbished shower room includes a shower cubicle, wash basin with a pedestal, W.C., and extractor fan.

Outside, you'll find an allocated parking space, access to a communal garden, and a communal laundry drying area for extra convenience. This charming apartment offers a perfect balance of comfort and practicality.

Double glazed bay window to front, cupboard housing combi boiler, T.V. point, telephone point and radiator.

## Kitchen

7' 11" x 10' Into Recess ( 2.41m x 3.05m Into Recess )

Fitted kitchen with a range of base and eye-level units, stainless steel sink with drainer and mixer tap, electric oven, electric hob, space for fridge/freezer, folding wall table.

## Bedroom One

11' 8" x 9' 6" ( 3.56m x 2.90m )

Double glazed window to rear and radiator.

## Shower Room

Low level W.C., wash hand basin with a pedestal, double shower cubical and part tiled walls

## Outside

## Allocated Parking

Allocated Parking for one car

## Communal Gardens

Large laid to lawn area, patio paths, mature shrubs and trees.

## Ground Floor

## Communal Entrance Hall

## Entrance Hall

Radiator and secured door entry system

## Lounge/Dining Room

13' 3" Into Bay x 13' 8" Max ( 4.04m Into Bay x 4.17m Max )

## Location

Perfectly located in the St Johns Quarter of Royal Tunbridge Wells, a lovely family-friendly community situated very close to the main town centre and with the local shops and eateries of St Johns Road within 0.2 mile walk.

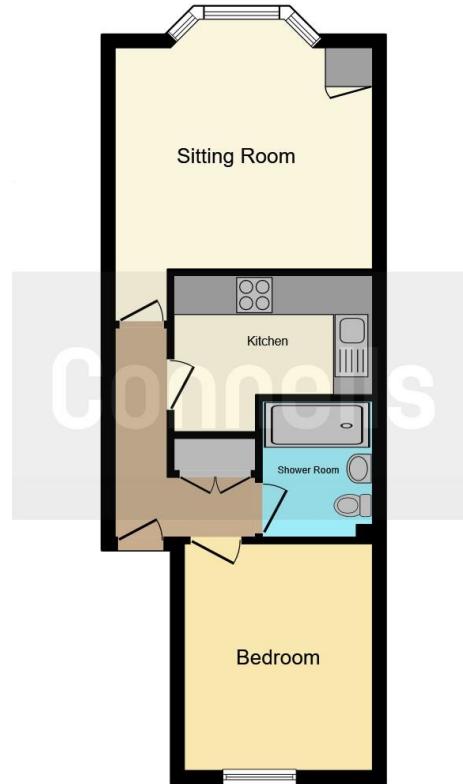
This property is also within walking distance of Royal Tunbridge Wells mainline station as well as High Brooms mainline station which are approximately 1.1miles and 1.3miles respectively.

Royal Tunbridge Wells has an array of restaurants, a choice of supermarkets, extensive shopping, independent outlets and leisure facilities, plus beautiful open spaces and parks. There are excellent schooling options in the immediate area, both in the independent and state sectors, including those in the sought-after Kent Grammar system at secondary level. The impressive, award-winning Bluewater Shopping Centre is only 26 miles away and if you want to escape to the south coast, then the lovely seaside towns are only 30 miles distant.









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.focalagent.com](http://www.focalagent.com)

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**T 01892 547 966**  
**E tunbridgewells@connells.co.uk**

5 Vale Road  
TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
1296.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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