



Connells

John Spare Court Whitefield Road
Tunbridge Wells

John Spare Court Whitefield Road Tunbridge Wells TN4 9TG

For Sale offers in excess of
£197,500



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.

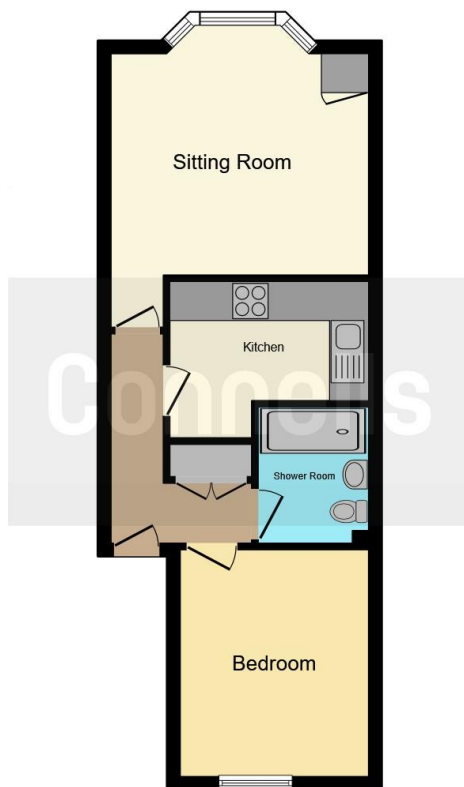
This property is also within walking distance of Royal Tunbridge Wells mainline station as well as High Brooms mainline station which are approximately 1.1miles and 1.3miles respectively.

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

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: B

Service Charge:
 1296.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406749

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.



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.

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