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Tunbridge Wells
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Garden House
Calverley Street
Tunbridge Wells
£390,000



Modern 2 Bedroom 2 Bathroom First Floor Apartment in the Heart of Tunbridge Wells

This modern First floor apartment sits on a quiet road in the heart of Tunbridge Wells. The property is a good size at 96 sq m or over 1000 sq ft and has underfloor heating throughout. There is an open plan living room and a well-equipped kitchen-dining room with a slimline dishwasher and fridge freezer. The master bedroom has an en suite shower room and there is a further double bedroom with walk-in wardrobe. The modern family bathroom has a full length bath. There is a storage cupboard in the entrance hallway, with a washing machine. Double glazing throughout, EPC band C. Council tax band E. Leasehold with long lease of 972 years. Viewing highly recommended.





ACCOMMODATION

Kitchen-Diner 14' 3" x 13' 0" (4.35m x 3.97m)

The kitchen-diner is a good size. There is ample space for a table and chairs. The room has underfloor heating and is open-plan to the living room.

Fitted Kitchen

The fitted kitchen has a one and a half bowl kitchen sink with mixer tap, a four ring electric hob and fan oven. Appliances include a fridge freezer, and slimline dishwasher. A good range of wall and base kitchen cupboards provide plenty of storage.

Living Room 16' 10" x 14' 4" (5.13m x 4.38m)

The living room is bright and airy and has two double glazed windows. The room has underfloor heating and a TV point.

Master Bedroom 13' 1" x 10' 5" (4m x 3.18m)

The master bedroom has a double glazed window and a fitted wardrobe. The room has underfloor heating.

Master Bedroom En Suite Shower Room

The master bedroom en suite shower room is well equipped with a walk-in shower, WC, wall mounted basin and mirror cabinet. The room has a heated towel rail, a shaving point and an extractor fan.

Double Bedroom 2

The second double bedroom has two double glazed windows and underfloor heating. The room comes complete with a walk-in wardrobe.

Family Bathroom

The modern family bathroom has a full length bath with hand shower. There is a WC, a wall mounted basin with mixer tap, a wall mounted cabinet with mirror door and a heated towel rail.

Entrance Hallway

The entrance hallway has underfloor heating and a storage cupboard that houses a washing machine and the hot water cylinder.

Location

This first floor apartment sits on a quiet road in the heart of Tunbridge Wells. Royal Victoria Shopping Centre is on the doorstep, along with a wide variety of shops, cafes and restaurants. Tunbridge Wells mainline station is a 10 minute walk away.

Lease, Ground Rent and Service Charge

This leasehold property has a long lease with 972 years remaining. The ground rent is £200 pa. The service charge is £212 pcm / £2544 pa.

EPC and Council Tax

Energy Performance Certificate band C. Tunbridge Wells council tax band E, £2979.23 for 2026-27.

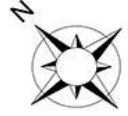
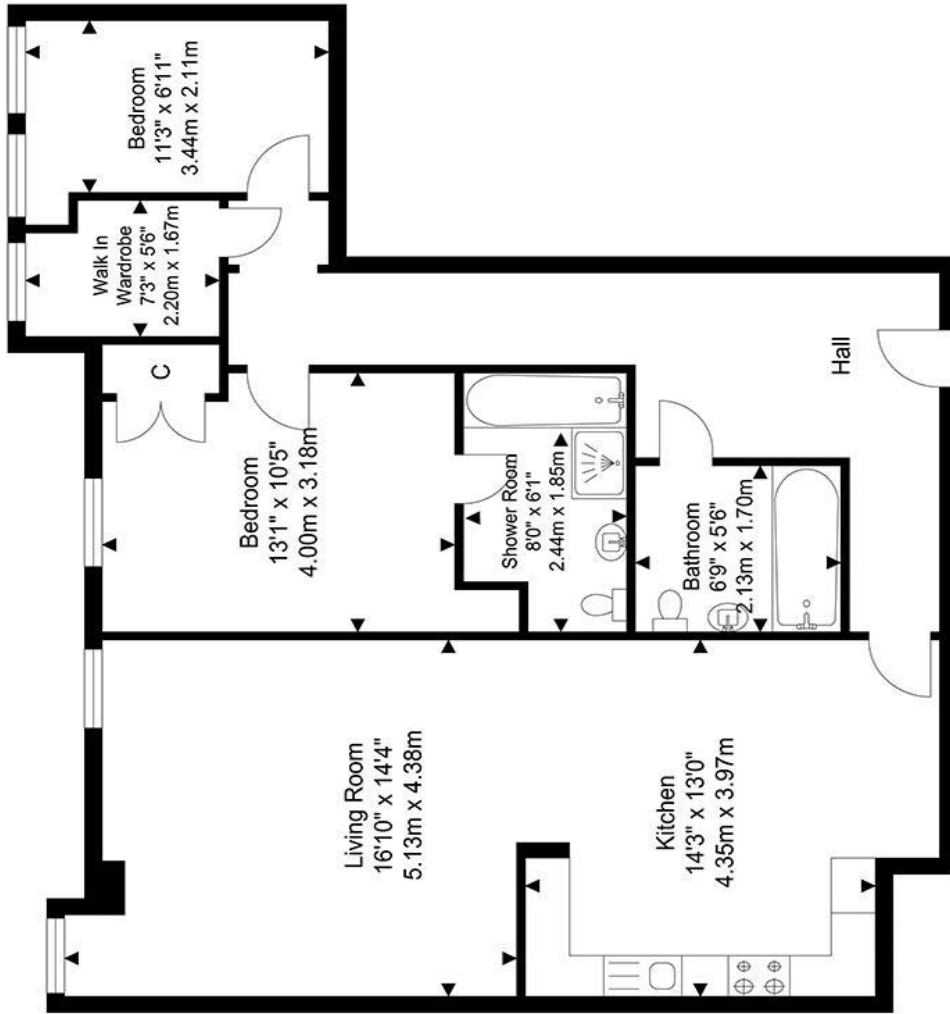
Parking

Street permit parking.





FLOOR PLAN



TOTAL APPROX FLOOR AREA 1022.46 SQ. FT / 94.99 SQ. M
For Identification Purposes Only.

IMPORTANT NOTICE

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Bardens

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