



**Flat 2 Railway House**  
Tunbridge Wells, Kent



\*CHAIN FREE\* A spacious apartment with secure gated parking, landscaped communal gardens, within a short walk of the town centre and station. EPC rated 'B'.

## Guide price £205,000 Leasehold

### Situation:

The property is situated in a convenient location within a short walk of the town centre and mainline station. The town is renowned for its excellent shopping facilities and amenities including cinema complex, theatres, the historic Pantiles, Tunbridge Wells common and Dunorlan and Calverley Parks. Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour and the A21 is also within easy reach of the property and links with the M25. There are also a number of well-regarded schools in the area, including grammar schools for both girls and boys.

### Description:

The access to this spacious apartment is shared with just two other properties, is well presented and situated in a well-maintained building with secure gated parking and well-kept communal garden. The apartment also benefits from an impressive EPC rating of 'B'.

The accommodation is presented over one floor and includes; a spacious entrance hall with adjacent storage cupboard; a large living room with views of the garden, extending to almost 19ft (5.7m) with twin windows providing a good deal of natural light; a separate kitchen with a wide range of Shaker style wall and base units, complementary work surfaces, gloss tile splashbacks, 1 ½ bowl stainless steel sink and drainer with mixer tap over, and fitted appliances including a Hotpoint oven, Hoover hob with extractor over, Hoover washing machine, and full size fridge/freezer.

The apartment has two good sized bedrooms in addition to a spacious bathroom featuring bath with shower over, low level w/c, wash basin with mixer tap over, mirrored wall mounted medicine cabinet, and gloss wall tiling.

The apartment benefits from use of a secure gated carpark and use of the well-kept communal grounds.

The apartment has a lease of 125 years from 27/6/2008, ground rent is currently £244.00 per year, and the service charge equates to circa £150pcm.

**Services:** Mains water, gas, and electricity

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

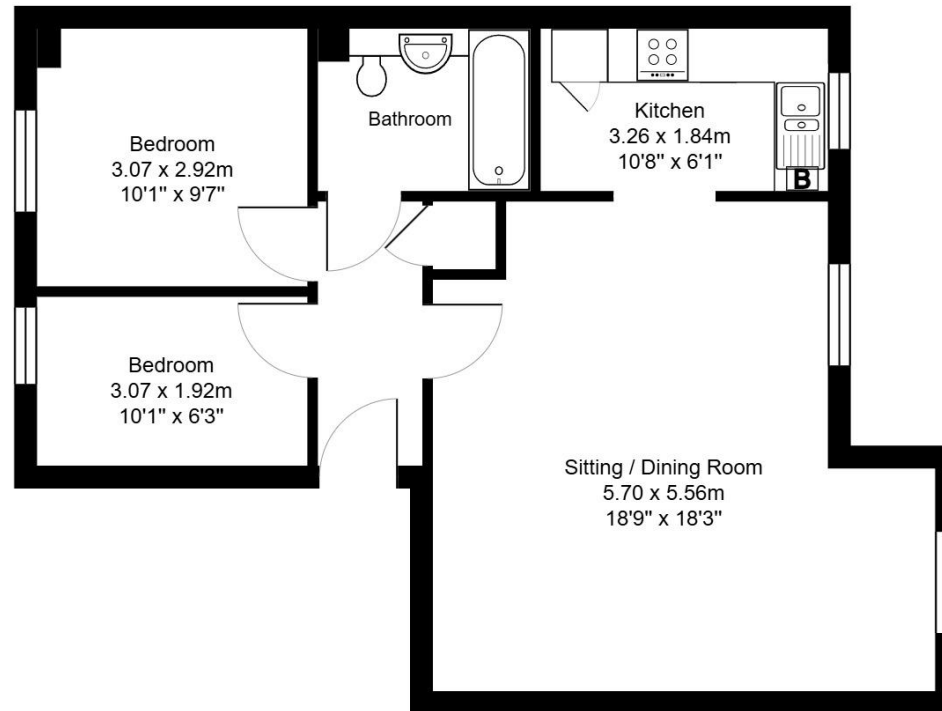
**Current council tax band:** D

**Current EPC rating:** B

**Postcode:** TN1 2GD

01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



### First Floor Flat

Total Area: 59.1 m<sup>2</sup> ... 636 ft<sup>2</sup>

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



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