



**Connells**

Hunters Court Showfields Road  
Tunbridge Wells



# Hunters Court Showfields Road Tunbridge Wells TN2 5UN

for sale  
**£160,000**



## Property Description

A charming one bedroom ground floor apartment situated within one of Tunbridge Wells most desirable locations.

The accommodation comprises: communal entrance, entrance hall, family bathroom, lounge/dining room, kitchen with an array of appliances and bedroom.

Outside, benefits from communal gardens and allocated parking.

With no onward chain, this magnificent property ideal for a purchaser looking to move quickly.



## Lower Ground Floor

### Bedroom One

7' x 7' 5" ( 2.13m x 2.26m )

### Lounge/Dining Room

10' 11" x 10' 4" ( 3.33m x 3.15m )

### Kitchen

5' 1" x 6' ( 1.55m x 1.83m )

## Outside

## Allocated Parking For One Car

## Location

The home is situated on the south side of Tunbridge Wells and only 0.7 mile radius to the colonnaded historic Pantiles with its range of shops, restaurants, and public houses, this in turn leads to the old High Street with its fashion boutiques, home furnishings stores and further restaurants. You can enjoy the grounds & leisure facilities at the numerous parks throughout the town with Calverley being the closest. Clubs include the Nevill Cricket and Tennis Club, Tunbridge Wells Sports and Indoor tennis and Neville Golf Club. The main line train station is 1 mile away and provides services into central London, Charing Cross and also the coast.















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)

To view this property please contact Connells on

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**E [tunbridgewells@connells.co.uk](mailto:tunbridgewells@connells.co.uk)**

5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TWL406382](http://connells.co.uk/Property/TWL406382)**

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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