



Flat 20, The Goodwins, Tunbridge Wells, Kent, TN2 5RS

£120,000 Leasehold

**Waghorn
&
Company**
Independent Estate Agents

*** Prime location close to The Pantiles & Main Line Station * Designated off-road parking * Studio with fitted kitchen * Spacious living/bedroom area * Top floor studio apartment with loft * EPC Rating D / Council Tax Band A ***

Located just a short walk from one of Tunbridge Wells' most iconic landmarks, The Pantiles, is this well-positioned studio flat. The property is ideally placed for convenience, within walking distance of the Main Line Station, Smith & Western restaurant, and the Sainsbury's superstore. The vibrant town centre is also close by, offering a wide variety of bars, restaurants, cafés and shopping facilities. This studio represents an excellent opportunity for first-time buyers or Buy-to-Let investors, with scope for modernisation.

Description

Accessed via a communal entrance, the flat opens into a hallway with a large storage cupboard, perfect for coats and shoes. The shower room is neatly tucked away behind mirrored sliding doors. The main living space provides room for a double bed, sofa and coffee table, and is complemented by a fitted kitchen. Additional benefits include designated off-road parking, a valuable asset in such a central location.

Location

Just a short stroll from one of Tunbridge Wells' most loved landmarks, The Pantiles, you'll find this well-situated top-floor studio flat. Famous for its elegant Georgian colonnade, bustling cafés, bars and boutique shops, The Pantiles also hosts regular markets and live music, bringing plenty of atmosphere right to your doorstep. The location couldn't be more convenient – within easy walking distance of the Main Line Station, the popular Smith & Western restaurant, the Sainsbury's superstore, and the town centre with its wide choice of shops, cafés and restaurants.

Tenure

Tenure: We are advised by the vendor that the property is held on a leasehold basis with approximately 87 years unexpired. We further understand that there is no ground rent payable and that the current annual service charge amounts to £822.29.

Important Notice: These details are provided in good faith by the seller; however, prospective purchasers are strongly advised to verify the accuracy of this information with their legal representative prior to entering into any legally binding contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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Details No. 1 TW/JW

This floorplan is for illustration purposes only and not to scale

