

21 Shrublands Court
Tunbridge Wells, Kent

Green Lizard
SUCCESSFULLY SELLING HOMES

A smart and spacious apartment which is light and airy throughout, with attractive garden views, adjacent on road parking, landscaped communal gardens, within a stone's throw of St. James school and a short walk from the town centre and station.







Guide price £269,000 Leasehold

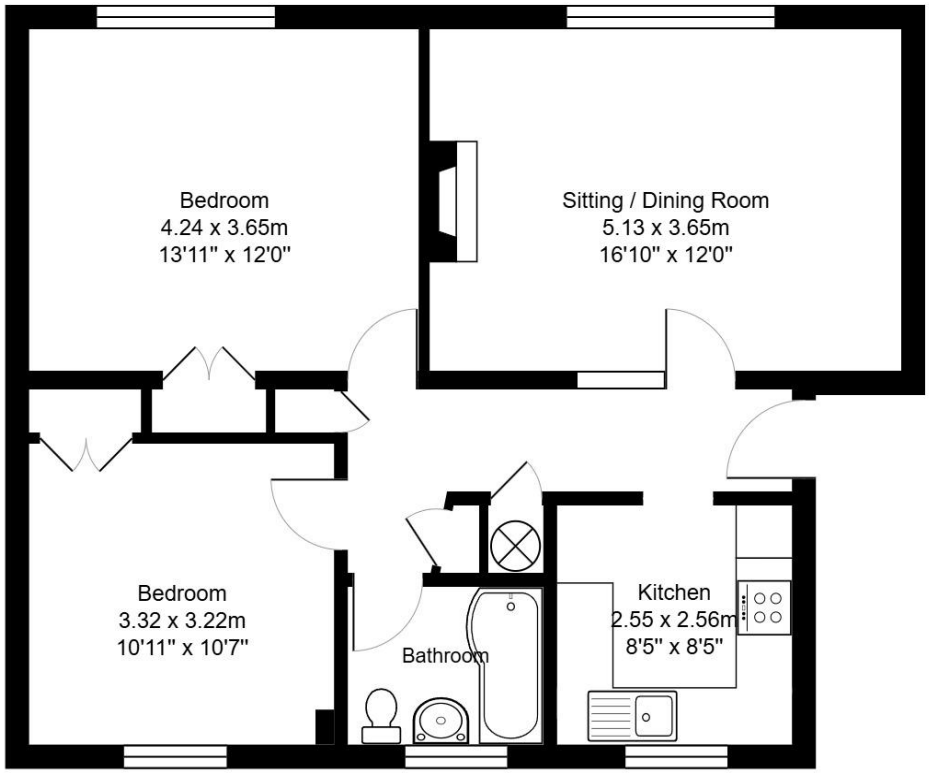
Situation:
The property is situated in a convenient location within a short walk of St James School, the town centre and mainline station. The town is renowned for its excellent shopping facilities and amenities including cinema complex, theatres, the historic Pantiles, Tunbridge Wells common and Dunorlan 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:
This spacious, light, and airy apartment occupies a quiet position laid back from the road and is to the rear of the building overlooking the well-maintained communal gardens, is well presented throughout, and benefits from an impressive EPC rating of 'C'.

The accommodation is presented over one floor and includes; a spacious entrance hall with adjacent useful storage cupboard; a large living room extending to almost 17ft (5.13m) featuring a fireplace with attractive decorative mantlepiece, and a large window providing a good deal of natural light and views of the communal gardens; and a separate well-proportioned kitchen with a wide range of gloss wall and base units, complementary work surfaces, attractive gloss tile splashbacks, stainless steel sink and drainer with mixer tap over, 4 ring hob and extractor, oven, and washing machine.
The apartment has two good sized double bedrooms both with fitted wardrobes and a bathroom featuring a space offset bath with shower over, low level w/c, pedestal wash basin with mixer tap over, wall mounted mirrored medicine cabinet, and attractive wall tiling.
The flat also benefits from on road parking adjacent to the building.

The apartment has a lease of 198 years from 24/06/1963 (134 years remaining), ground rent is currently £1 per year, and the service charge equates to circa £131pcm (approx. £786.99 per 6 months).
(We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts)

Services: Mains water and electricity
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Current council tax band: C
Current EPC rating: C
Postcode: TN2 3PS





First Floor Flat

Total Area: 67.8 m² ... 729 ft²

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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