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 **KMJProperty**
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Hamilton House, Amherst Road, Tunbridge Wells

Guide Price £220,000

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This well-presented two-bedroom flat offers spacious living and the convenience of allocated parking. Upon entering, you're welcomed by a generous hallway that flows seamlessly into each room.

The lounge is spacious and filled with natural light, providing ample room for both a comfortable living area and a dining setup. The kitchen offers plenty of storage and countertop space, complete with an integrated oven and hob.

Both bedrooms are doubles, with Bedroom 1 being generous in size. Each room is bright and airy, creating a warm and inviting atmosphere.

The bathroom is fitted with a bathtub, WC, and wash basin, offering everything you need for a functional and comfortable space. Just beside the bathroom is a handy storage cupboard, perfect for linens, household items, or additional essentials.

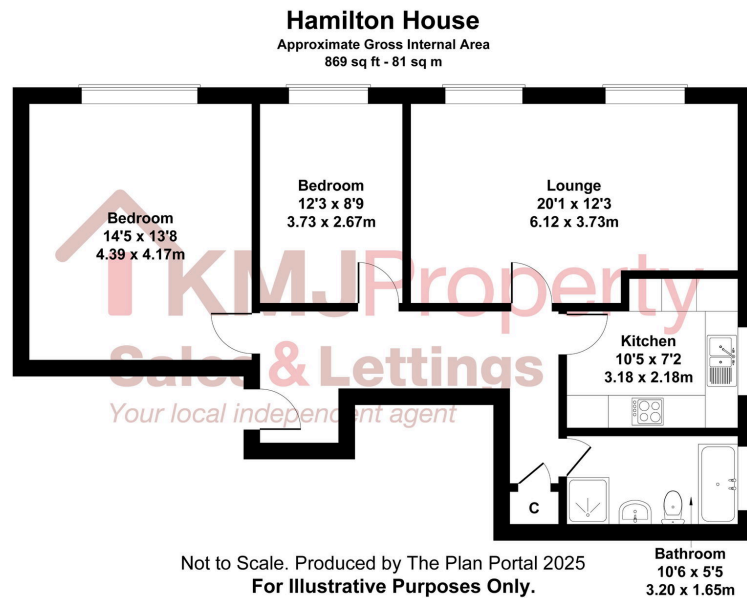
Ground Rent: £380 Per Annum

Service Charge: £4566.63 Per Annum

Well-located and spacious throughout, this flat makes a fantastic home for first-time buyers, small families, or anyone seeking practical living with great convenience. Situated in a highly sought-after location in the heart of Tunbridge Wells, this property is ideally suited to first-time buyers and buy-to-let investors alike. The area benefits from excellent transport links, with High Brooms Railway Station, providing easy access to London and the coast—making it a convenient location for commuters. Homeowners can enjoy the convenience of local shops, schools, and healthcare facilities, ensuring that daily necessities are within easy reach. Nearby schools include St. John's Primary School, Skinners Grammar School, Tunbridge Wells Boys Grammar, and Tunbridge Wells Girls Grammar. For shopping enthusiasts, the Royal Victoria Place Shopping Centre, as well as the boutique stores of Tunbridge Wells High Street and Pembury High Street, are easily accessible. Leisure opportunities abound, with Knights Park offering a cinema complex, bowling alley, and fitness club. Additionally, Tunbridge Wells is surrounded by numerous parks and recreation grounds catering to activities such as golf, cycling, horse riding, and sailing. The area also benefits from a brilliant bus service, ensuring easy connectivity.

Tenant has been served notice.





- 2 Bedroom Flat
- Spacious
- Lounge/diner
- Bright
- EPC C
- Allocated Parking
- Tunbridge Wells Location
- Perfect for first time buyers
- Being sold Via Auction
- Council Tax Band C

