



12 Monson Colonnade
Tunbridge Wells, Kent

Chain Free A light and airy apartment with period features and high ceilings situated on the historic Monson Colonnade in the heart of the town centre, and within a short walk of the mainline station.

Guide Price £185,000 Leasehold



Situation:

The property is located in an enviable position on a surprisingly quiet residential street in the centre of the town, just a few minutes' walk from the mainline station.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres.

The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

This listed property (Grade II) is a charming apartment with delightful period features and set within the handsome Monson Colonnade, providing well-proportioned accommodation that is light and airy throughout.

The accommodation is arranged over one floor and includes; an entrance hall with hanging hooks for coats and adjacent storage cupboard; a spacious living area extending to 26ft (7.88m) in total with large south facing bay windows to the front providing a good deal of natural light; the living area is divided into two parts with the living room to the front, both having delightful feature wrought iron period fireplaces with attractive patterned tiles, and to the rear a large sash window and spacious kitchen featuring a wide range of wall and base units, complementary work surfaces, attractive gloss tile splashbacks, 4 ring gas hob with stainless steel extractor and splashback, Electrolux oven, integrated washing machine, and sink and drainer with mixer tap over.

The flat also has a double bedroom to the rear with adjacent bathroom featuring a bath with shower over, low level w/c, pedestal sink with mixer tap over, and attractive gloss white wall tiling.

Tenure: Leasehold

Lease: 125 years from 1st July 2014

Service Charge: £1,789.00 pa

Ground rent: £100 pa

Services: Mains water and electricity.

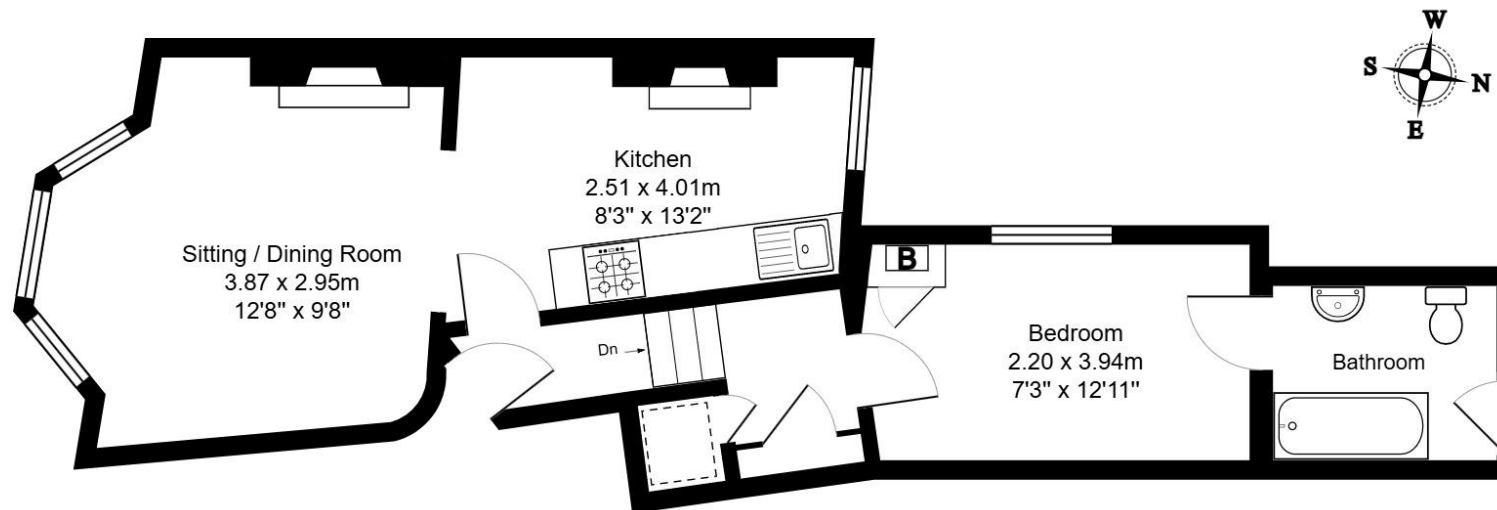
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current EPC Rating: D

Directions: The postcode of the property is TN1 1LY

01892 619888 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: 43.4 m² ... 467 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 are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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