



**Flat 2, 39 Colebrook Road, Tunbridge Wells, Kent,  
TN4 9BP**

**PRICE RANGE £239,950 Leasehold**

- BEAUTIFULLY PRESENTED ONE DOUBLE BEDROOM GROUND FLOOR PERIOD CONVERSION
- PRICE RANGE £239,950-£245,000
- HIGH CEILINGS
- WELL EQUIPPED GOOD SIZED KITCHEN INSTALLED APPROXIMATELY 2 YEARS AGO
- NO SERVICE CHARGES AND NO MANagements FEES
- LOVELY WELL SCREENED DECKED PRIVATE REAR GARDEN
- WALKING DISTANCE TO SHOPS AND AMENITIES
- WALKING DISTANCE TO RAILWAY STATION
- THIRD SHARE OF FREEHOLD
- NO CHAIN

**\*PRICE RANGE £239,950-£245,000\***A BEAUTIFULLY presented very spacious one double bedroom Victorian conversion on the ground floor with a **THIRD SHARE OF FREEHOLD**, A PRIVATE REAR GARDEN and a long lease. This delightful period property, which feels more like a house, has the benefit of a very private rear garden with wood panel surround. The accommodation is comprised of a private entrance into an inner hallway, a good sized kitchen, a living/dining room, a bathroom and a double bedroom which leads out to the private rear garden via double french doors. The well equipped kitchen was updated to a high standard approximately 2 years ago with integrated appliance's and a new boiler installed. This charming home is within walking distance of local shops and amenities and there is a bus stop close-by with a regular service to Tunbridge Wells town centre. 110 YEAR LEASE. NO CHAIN. NO SERVICE CHARGES. NO MANAGEMENT FEES.

### Viewing Information

To view this property please contact Jenny Ireland at Mother Goose Estate Agents.

### Location

This delightful period property is situated in a very popular residential area close to local shops and amenities and within walking distance of the railway station. There is a bus stop close-by which operates a regular bus service to central Tunbridge Wells. This property would certainly suit commuters to London as the railway station is a short walk from the property which operates a regular service to all the MLS in less than an hour. Tunbridge Wells Town Centre which has a variety of shops and theatres is only a short drive from the property. There is a large recreational area close to the property, perfect for dog walking.

### Ground Floor

#### Communal Hallway

A very well presented area, fully carpeted with stairs to the first floor. Double doors to communal outside space. Private entrance with secure locking into internal hallway.

#### Inner Hallway

Wood laminate flooring with space for hanging coats. Window to side. Radiator.





## Kitchen

Window to side. Fully glazed door to outside space. Grey marble effect work top housing one and a half bowl stainless steel sink. Built-in electric hob with electric oven below and extractor above. Fully integrated fridge freezer, dish washer and washing machine. Cupboard housing gas combi boiler (approx 2 years old). An attractive display of eye level and base units with soft close doors and drawers. Corner carousel unit.

## Living Room/Dining Area

Two windows to side. Wood laminate flooring. Two radiators.

## Shower Room

Wood laminate flooring. Refurbished throughout. Fully tiled. Double walk-in shower cubicle with a wall mounted shower unit. Wash basin with built-in cupboards below and WC to match. Extractor fan. Wall mounted ladder style radiator.

## Bedroom

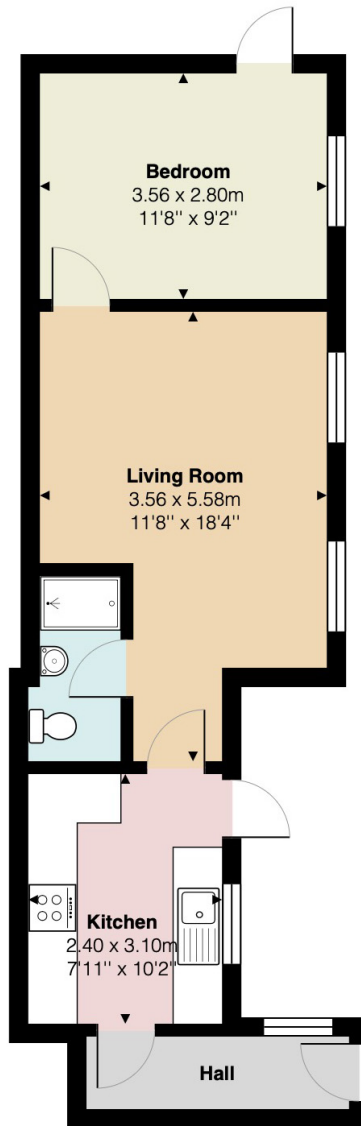
Patio door to rear garden. Additional side window. Ceiling fan. Radiator.

## Outside

### Rear garden

A very private area with tall wood fence panel surround. Gated access to the front. Large wooden deck edged with deep borders housing mature shrubs. South facing garden.





**Flat 2, 39, Colebrook Road, Southborough,  
Tunbridge Wells, TN4 9BP**

Total Area: 40.1 m<sup>2</sup> ... 431 ft<sup>2</sup>

All measurements are approximate and for display purposes only