



**4 Charles Court, Charles Street, Tunbridge Wells,
Kent, TN4 0DS**

Guide Price £195,000 Share of Freehold

- A purpose built top floor one bedroom apartment
- Generous living accommodation
- Popular residential area
- Walking distance to local shops and amenities.
- Gas central heating and double glazing
- LONG LEASE
- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- NO MANAGEMENT FEES OR GROUND RENT
- £40 MONTHLY SERVICE CHARGES



A well presented one bedroom purpose built top floor apartment with vacant possession is situated in a popular residential area of Tunbridge Wells. This delightful property sits comfortably tucked behind Charles Street in Southborough, walking distance to shops and local amenities and a short drive or a brisk walk to the railway station. The accommodation is spacious and benefits from lots of natural light and has stunning views across Tunbridge Wells. It comprises one double bedroom, a kitchen, bathroom and a generous sized living room. It is walking distance to Southborough village high street which offers a large variety of local shops, restaurants and amenities. The railway station is within walking distance of the property and there are a number of bus stops close-by which offer a regular service to Tunbridge Wells town centre and to Tonbridge town centre. SHARE OF FREEHOLD . LONG LEASE. NO ONWARD CHAIN. This property is perfect for a BUY-TO-LET INVESTOR OR A FIRST TIME BUYER.

Viewing Information

To arrange a viewing please contact Jenny Ireland at Mother Goose Estate Agents.



Location

This property is located within walking distance of the heart of Southborough Village which has a wide variety of shops and local amenities to suit all age groups. Southborough borders stunning countryside areas which are perfect for dog walkers and families. Tunbridge Wells town centre is also within walking distance of this property as is the railway station which boasts an excellent fast rail services to all the London main line stations in under an hour. The A21/M25 road link is a short distance from the property. It is very close to all well respected Junior and Senior Schools in the area. Tunbridge Wells Sports and Indoor Tennis Centre is a short walk from the property.

Top Floor

Hallway

Wall mounted security entry phone system. Loft space. Radiator.

Bathroom

Tiled flooring. Three piece bathroom suite comprising a bath with a wall mounted gravity shower unit above. A wash basin and WC to match. Extractor fan. Built-in cupboard housing the gas boiler.

Bedroom

Windows to front. Built-in double wardrobe. Radiator.

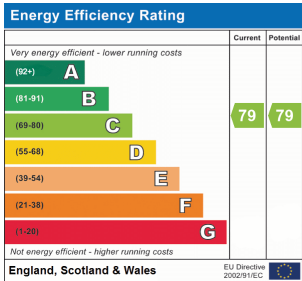


Kitchen

Velux window. Wood effect flooring. Speckled work top housing a one and a half bowl stainless steel sink unit and drainer. Four ring electric hob with an electric oven below and extractor fan above. A Washing machine (included) Fridge freezer (included). Base units for storage.

Living Room

Double aspect to front and side. Two radiators. Small built-in cupboards for storage.



Charles Court, Charles Street, Southborough, TN4



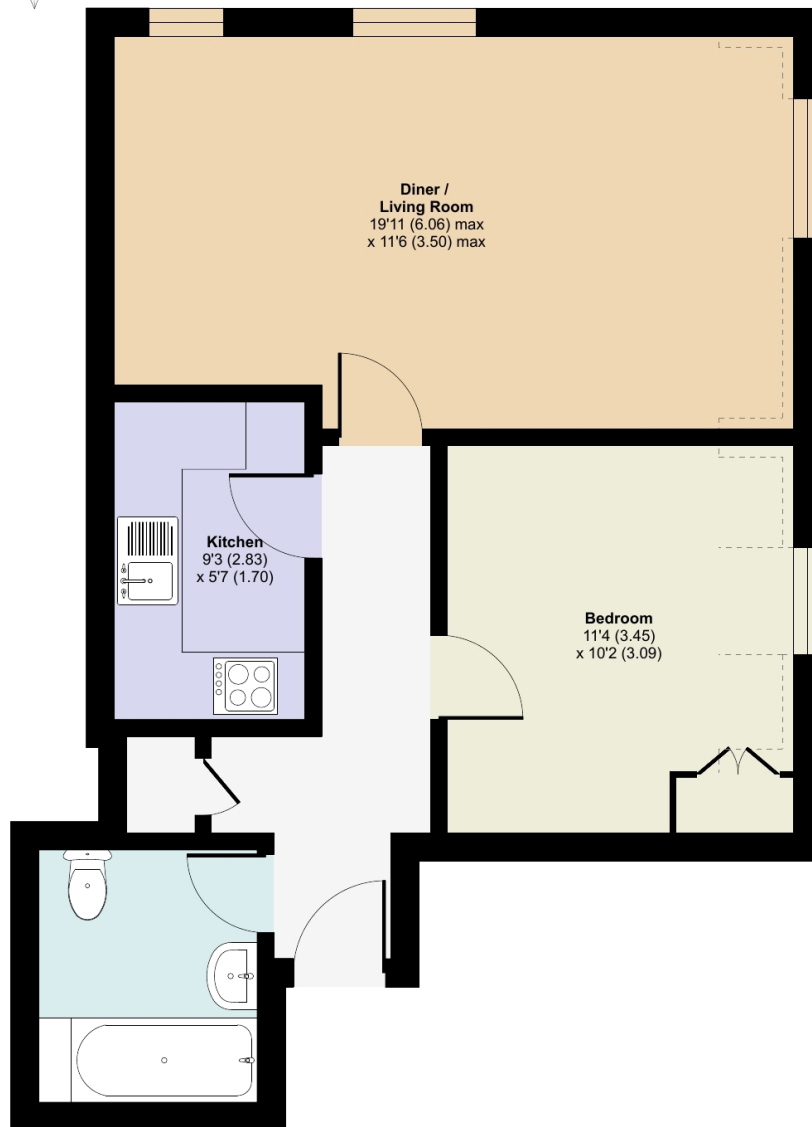
Denotes restricted
head height

Approximate Area = 516 sq ft / 47.9 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Total = 524 sq ft / 48.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
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