



Flat 2 Lansdowne House, John Street, Tunbridge Wells, Kent, TN4 9PJ

PRICE RANGE £215,000 Leasehold

- Beautifully appointed ground floor one double bedroom apartment
- FANTASTIC LOCATION
- ST JOHNS AREA
- WALKING DISTANCE TO RAILWAY STATION
- PERFECT FOR BUY-TO-LET AND FIRST TIME BUYERS
- Double glazed throughout
- Gas central heating
- Situated in a desirable residential area of Tunbridge Wells close to all local restaurants, shops and amenities
- Secure allocated parking



PRICE RANGE £215,000 - £225,000. A beautifully presented light and spacious one double bedroom ground floor modern apartment situated in a FANTASTIC location, walking distance to the railways station, local convenience stores, shops, fashionable coffee shops and restaurants in the area. This delightful property would suit FIRST TIME BUYERS and LONDON COMMUTERS perfectly. The accommodation comprises a large open plan living area, dining area, kitchen and a good sized bathroom. There is secure parking and well maintained private communal gardens to the rear. The owner has continued to maintain a high standard of decor and presentation throughout creating comfortable living accommodation. SECURE PARKING. Gas central heating. Double glazed windows. EARLY VIEWING ESSENTIAL. 106 years remaining on lease. Service charge approx. £127.00 p/m.

Viewing Information

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



Location

This delightful property is situated in the very heart of the popular 'St Johns' area of Tunbridge Wells. It is walking distance to the railway station, offering a fast service to all the London MLS in under the hour. There is the stunning 'St Johns Recreational Park' within minutes walk from the property where families and dog walkers can enjoy the park facilities. There is a regular bus service to Tunbridge Wells Town Centre, also within a few minutes walk from the property. There are a number of local shops and restaurants close-by and Tunbridge Wells sports centre which has an indoor pool and indoor tennis facilities, is a short walk from the property.

Ground Floor

Hallway

Radiator. Doors to all rooms.

Living/Dining/Kitchen

Delightful and spacious open plan Living area with windows to front. Dining area to accommodate a table and chairs. Two radiators.



Kitchen

An open plan Howdens kitchen with window to rear. Speckled worktop housing a deep sink and drainer. Fitted four ring gas hob with electric oven below and extractor fan above. Integrated microwave oven and dishwasher. Plumbing for washing machine. Breakfast bar with plentiful storage below. An attractive range of eye level and base units.

Bathroom

Partly tiled. Three piece bathroom suite comprising a bath with hand held shower unit and part fully glazed glass screen. Wash basin and WC to match. Extractor fan. Recessed halogen ceiling spotlights. Radiator.

Double Bedroom

Windows to front. Radiator.

Outside

Parking Area

Secure gated access to rear parking area.



Communal Garden

Small grassed area to the rear for residents.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 80 | 81 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Lansdowne House, John Street, Tunbridge Wells, TN4

Approximate Area = 522 sq ft / 48.4 sq m

For identification only - Not to scale

