



**Garden Flat, 14 St James Road, Tunbridge Wells,
Kent, TN1 2JZ**

Guide Price £265,000 Share of Freehold

- 25% share of Freehold
- Spacious two double bedroom garden flat
- Popular St James location
- Own private entrance
- Private front and rear garden
- Good storage space
- Some decorating/updating required
- Long lease
- NO CHAIN



A well presented spacious two double bedroom garden flat set in the popular residential St James part of Town coming with a share of freehold and a long lease. The flat now needs some general decorating/updating and has its own private entrance with accommodation consisting of an entrance hall, living/dining room, kitchen, inner hall, two double bedrooms and bathroom. A real feature of this property is the private garden to the front and further private rear courtyard garden accessed from the main bedroom. Ideal for first time buyers, buy to let investors and downsizers. A real must see property! NO CHAIN.

Viewing Information

To view this property please call David Waight at Mother Goose Estate Agency Ltd

Location

St James Road is situated in a highly desirable residential location within walking distance of St James Primary School and St James Church. Camden Road with its mix of highly regarded restaurants and a varied range of independent retailers is close by with the main Town centre being also within walking distance. The town benefits from a number of highly regarded schools, both primary, secondary, independent and grammar. The town also benefits from two mainline railway stations, one at Tunbridge Wells and another at nearby High Brooms which you can walk to via the recently refurbished Grosvenor & Hilbert Recreational Park.



Description

This garden flat's private entrance is situated back from the road with steps taking you down to the front door and into the entrance hall providing space for coats, shoes etc and including the meter cupboard. Straight in front of you is the bathroom being mainly tiled incorporating bath with single shower head over. There is also WC and wash hand basin. Also from the entrance hall you access the bright spacious living/dining room with room for table and chairs and large windows to the front. Through into the inner hall with two large very useful storage cupboards. To the left is the kitchen offering a range of attractive wall and base units with ample work surface areas and tiled splashback. There is space for an oven, fridge/freezer and washing machine. The two double bedrooms back on to your own private courtyard garden with access through from the main bedroom.



Outside

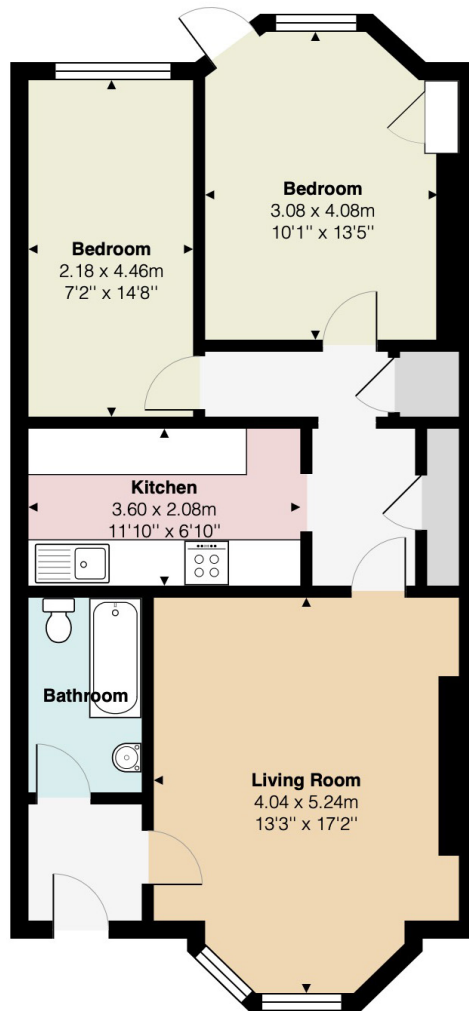
Front garden

The front of the property provides sole ownership and use of the garden being mainly laid to lawn and with hedge borders, areas of bedding and mature shrubs and plants.

Rear garden

Accessed from the main bedroom or down the path at the side of the property this private courtyard space is a real feature of this property. The area is ideal for entertaining and having a drink of something cold at the end of a long day. There is also a large shed to remain.





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Total Area: 66.9 m² ... 721 ft²

All measurements are approximate and for display purposes only