



8 Heathview, Holden Road, Tunbridge Wells, Kent, TN4 0QE

PRICE RANGE £248,000 Leasehold

- PRICE RANGE £248,000 - £255,000
- Two bedroom ground floor apartment
- BEAUTIFUL COUNTRYSIDE VIEWS
- Well equipped kitchen
- Wet room fitted instead of bathroom
- Sound absorber installed throughout apartment
- Lovely quiet location
- Close to shops and amenities
- Short drive to A21/M25 road link
- One parking space



*** PRICE RANGE £248,000 - £255,000** STUNNING COUNTRYSIDE VIEWS TO THE FRONT*** This very well presented two bedroom ground floor apartment sits comfortably on the fringes of stunning countryside, in a quiet idyllic location close to a number of local shops and amenities. The accommodation is well proportioned throughout to include two double bedrooms, a living room, a well equipped kitchen and a good sized wet room. It has recently been decorated to a high standard and has a new internal front door. The property is double glazed throughout and has no gas. The front of the property faces south west, encouraging plenty of natural light. A British Gypsum Gypline System fixed with a 50 mm Sound slab to provide sound deadening throughout the flat, has been installed. There is a single garage enbloc. No forward chain. EPC:D. Service charge £95.00 p/a. Lease 945 years remaining.

Viewing Information

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



Location

Heathview enjoys an enviable and tranquil position on the edge of Southborough Common. The A21 link, Tonbridge and Tunbridge Wells town centre are a short driving distance from the property, which is well served by frequent bus services. Trains from Tonbridge and Tunbridge Wells take approximately 50 minutes and 58 minutes respectively. It is well located for buyers who enjoy a quiet, picturesque location, within walking distance of some beautiful woodland walks. The local shops are within walking distance of the property and Pennington Park, which houses tennis courts, is a short walk from the property.

Ground Floor (All rooms)

Hallway

Access via a NEWLY installed internal front door. Wall mounted entry security phone. Amtico flooring. Cupboard housing electric meter. Wall mounted electric wall heater. Built in cupboard housing hot water tank.



Kitchen

Window to rear. Amtico flooring. Wood effect work top housing a two ring electric hob and extractor fan above. A one and a half bowl stainless steel sink with drainer. Washing machine (to remain). Integrated fridge freezer. Built-in eye level electric oven. Built-in larder and pull out fitted spice rack. Built-in corner carousel unit. An attractive range of eye level and base units.

Living Room

Window to front with beautiful countryside views. British Gypsum Gypline System fixed with a 50 mm Sound slab to provide sound deadening throughout the flat. Wall mounted electric heater.

Bedroom One

Window to front. Two built-in wardrobes. Wall mounted electric heater.

Bedroom Two

Window to rear. Two built-in wardrobes. Wall mounted electric heater.



Bathroom/Wet Room

Window to rear. Wall mounted wet room with a soak away. Washbasin and WC to match.

Outside

Front Area

Open countryside to the front with beautiful woodland walks.

Rear

A single garage En bloc with an additional allocated parking space.

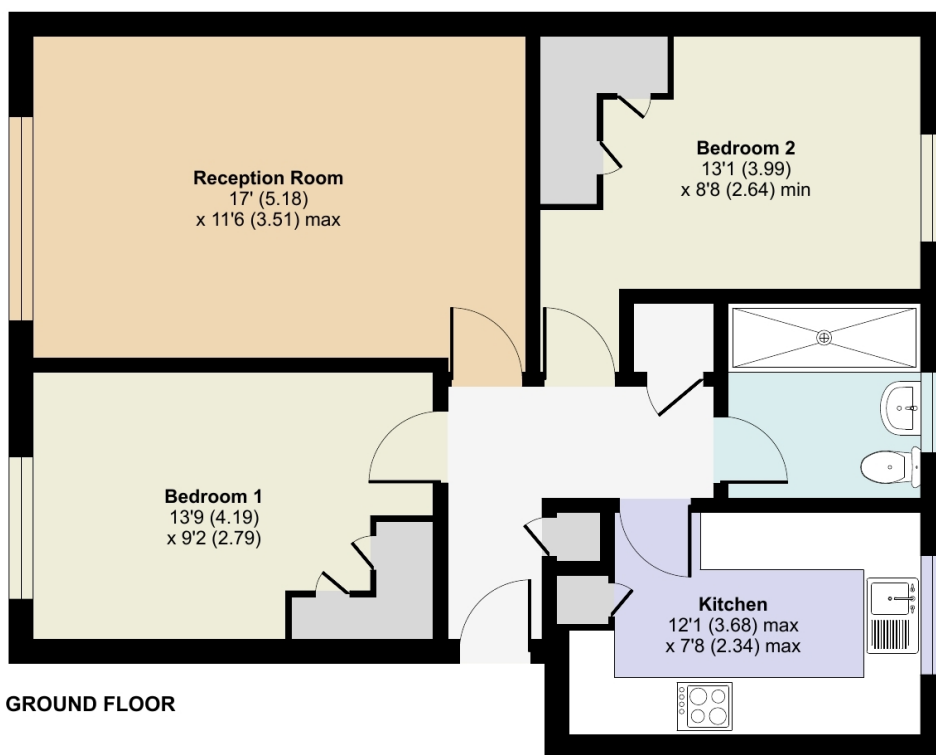
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Holden Road, Tunbridge Wells, TN4

Approximate Area = 673 sq ft / 62.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1109749