



**Sold STC**

**1 Farm Court, Ramslye Road, Tunbridge Wells,**

**Guide Price £295,000 Leasehold**

- Updated two bedroom ground floor apartment
- Private rear garden
- Private garage and off road parking space
- Modern contemporary kitchen and bathroom
- Long lease
- Popular residential location
- EPC:D
- NO CHAIN



Delightful two bedroom ground floor apartment set well back from the road and benefiting from it's own private garden, garage and off road parking space. The property has been extensively updated over the past few years and can be entered either through its own side entrance door or through the communal hallway. The accommodation consists of an internal hall, bright and light living room, kitchen, small lobby, two bedrooms and a lovely modern bathroom. The property would appeal to first time buyers and investors alike. Electric heating and double glazing throughout. EPC:D. NO CHAIN.

### Viewing Information

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

### Location

The property is well positioned for access to the south side of Tunbridge Wells including the Pantiles, the Old High Street and the mainline railway station. A large Sainsbury's store is also close by. The town also benefits from a host of well respected primary, secondary, independent and grammar schools.

### Description

The property is accessed up a shared driveway and can be entered through either its own side entrance door or through the communal hallway. Through the side entrance door you enter a small lobby with washing machine to remain and then into a modern fitted kitchen with a range of attractive wall and base units. Also benefiting from a built-in electric oven and a fridge/freezer to remain. From here you enter the bright and light living room with some built-in cupboard space. The hallway takes you through to a modern contemporary bathroom and two bedrooms.

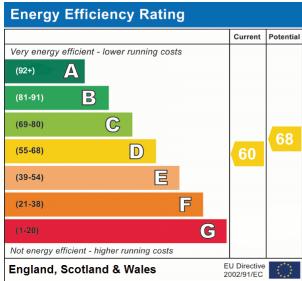




Outside

This lovely apartment benefits from its own private secure garden being mainly laid to lawn with some mature plants and shrubs. There is also a small patio area ideal for having a cold drink at the end of the day.

The property also comes with its own garage with off road parking space in front.



## Farm Court, Ramslye Road, Tunbridge Wells, TN4

Approximate Area = 639 sq ft / 59.4 sq m

For identification only - Not to scale

