



**58 York Road**  
Tunbridge Wells, Kent

\*Chain Free and Share of Freehold\* A noticeably spacious, light and airy top floor apartment, which is south facing with views across town, centrally located on a sought-after residential road and a few minutes' walk from the town centre and the mainline railway station.

## Guide Price £250,000 Share of Freehold



### Situation:

The property is located in an enviable position on a surprisingly quiet residential street in relation to its central location, just a few minutes' walk from Tunbridge Wells town centre and the station.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres.

The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

### Description:

The property is a charming and spacious top floor apartment set within a handsome period building of seven flats, providing well-presented accommodation that is light and airy throughout.

The accommodation features high ceilings and is arranged over the top floor and includes; a good-sized entrance hall; a spacious sitting/dining room extending to over 25ft with an attractive bay window fitted with New England style shutters providing a good deal of natural light from its south facing aspect and benefiting from views across town; a separate contemporary kitchen with an extensive range of shaker style wall and base units, complementary work surfaces, one and a half bowl stainless steel sink with mixer tap over, NEFF 4-ring hob, Bosch oven, washing machine, and additional areas of useful fitted storage cupboards; a well-proportioned double bedroom with two sets of wardrobes; and a bathroom featuring bath with shower over, wash basin with mixer tap over and storage beneath, low level w/c, and period style heated towel rail.

**Tenure:** Share of Freehold, 159 years remaining

**Service Charge:** £137pcm

**Ground rent:** Peppercorn

**Services:** Mains water and electricity. Gas-fired central heating.

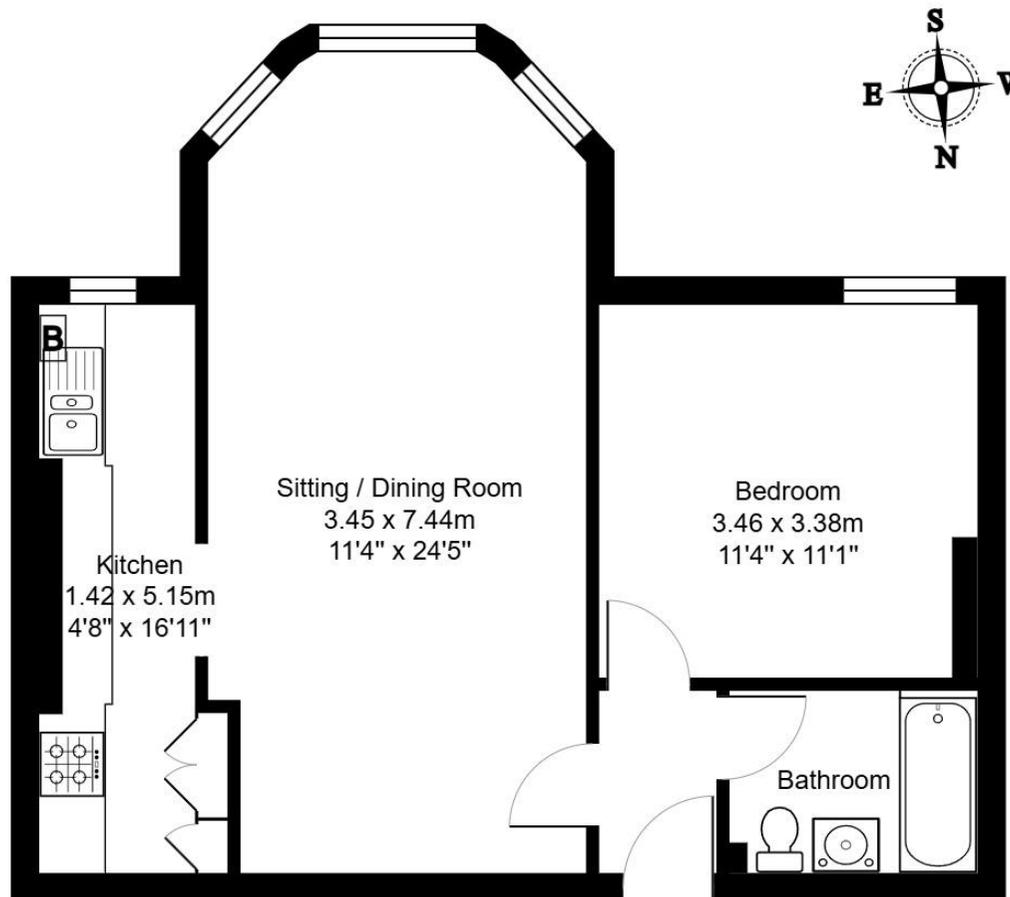
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Current EPC Rating:** D

**Directions:** The postcode of the property is TN1 1JY

01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



### Second Floor Flat

Total Area: 51.2 m<sup>2</sup> ... 551 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

#### Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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