



Fairfax Lodge  
Fairfax Mews  
Fairfax Cottages  
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Charles Court

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**4 Fairfax Lodge**  
Tunbridge Wells Kent



**\*CHAIN FREE\*** A beautifully presented and elegant apartment featuring a private balcony, benefiting from allocated parking and residents lift access, within walking distance of Dunorlan Park, and within easy reach of the town centre and mainline station.

## Guide price £635,000 Leasehold

### Situation:

The property is situated in an enviable position set back from the road in a much sought after exclusive development within walking distance of Dunorlan Park and within easy reach of the town centre.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

### Description:

This beautifully presented apartment with noticeably high ceilings offering spacious, light, and airy accommodation throughout. It also has an impressive EPC rated 'B'.

The home is arranged over one floor and includes; an outer entrance lobby with hanging hooks for coats; a good-sized entrance hall with adjacent deep cupboard; a noticeably spacious living room featuring high ceilings and cornicing, fireplace with attractive polished stone mantle and surrounds, and double glazed doors with New England style shutters providing access to the private balcony with wooden decking and space for garden furniture and views making this an ideal area for outdoor entertaining; and an impressive contemporary kitchen with a wide range to shaker style wall and base units, complementary Corian work surfaces, Butler sink with mixer tap over, Stoves range cooker with five ring hob and ovens below with feature splashback and extractor hood above, and integrated appliances including a dishwasher, wine cooler, and fridge and freezer.

The apartment has two good size double bedrooms, both with fitted wardrobes, and with the principal bedroom benefiting from an ensuite bathroom with walk in shower with two separate shower heads, low level w/c, wash basin with mixer tap over and storage beneath, backlit mirror fronted cabinet, heated towel rail, and attractive wall and floor tiling. The apartment also has a family bathroom with low level w/c, bath with twin shower heads over, wash basin with mixer tap over and storage beneath, heated towel rail, and contemporary wall and floor tiling.

The property benefits from allocated parking and has an additional useful private storage unit of approximately 6ft x 10ft. The apartment is leasehold with a 250 year lease from 01/04/2017, with a current service charge of £1986.30 per year and ground rent of £150 per year.

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

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

**Council tax band:** D

**Current EPC Rating:** B

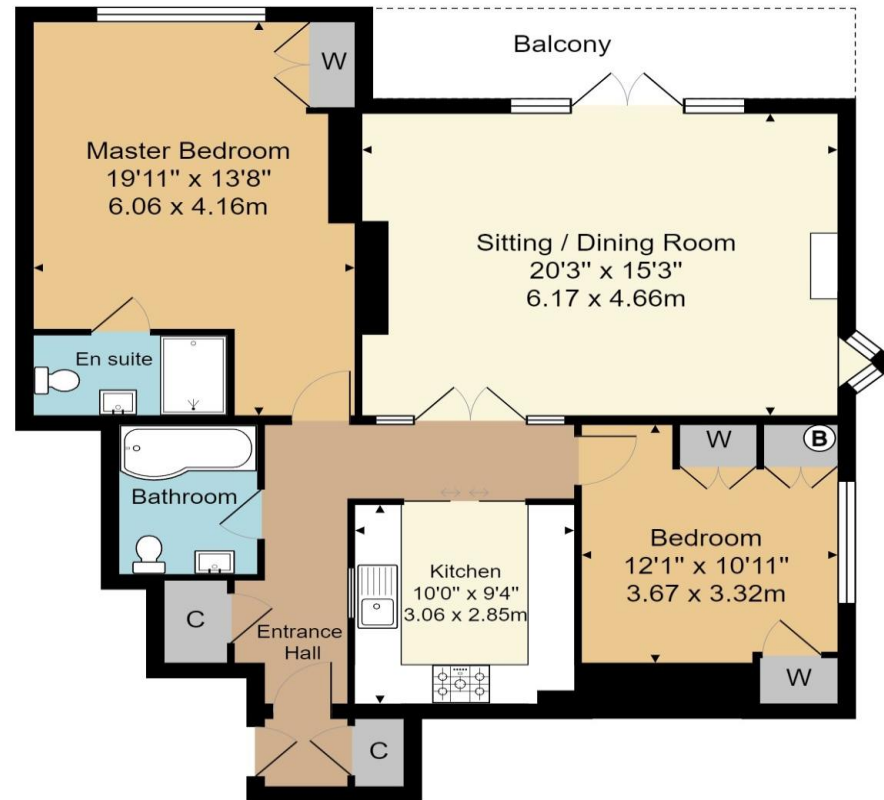
**Property address:** Postcode TN2 3QS



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1023 ft<sup>2</sup> ... 95.1 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

#### 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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