



**Flat 2, 61 Culverden Park Road**  
Tunbridge Wells, Kent





**\*CHAIN FREE\*** A well-proportioned top floor flat, situated in a quiet and sought-after road in the desirable St Johns area of Tunbridge Wells within easy reach of the town centre and mainline station. EPC rating 'C'.

## **Guide price £235,000** Share of Freehold

### **Situation:**

The property is situated in an enviable position in a sought-after and quiet residential road within easy reach of the town centre and mainline station.

Tunbridge Wells town centre is within walking distance and 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:**

This well-proportioned upper floor flat is one of just two in the building and has the benefit of being offered with a share of the freehold and an EPC rating of 'C'.

The accommodation is arranged over one floors and includes; stairs rising to a spacious landing/entrance hall with adjacent separate w/c; a good-sized living room with twin windows providing a good deal of natural light in addition to a period style feature wrought iron fireplace; a well-proportioned double bedroom with window providing charming views of the surrounding area; a kitchen with window providing views of surrounding greenery, a wide range of wall and base units, complementary work surfaces, oven with 4 ring hob, stainless steel sink and drainer with mixer tap over, plumbing for a washing machine, Worcester Bosch boiler, and additional storage cupboard; and a bathroom featuring bath with shower over, wash basin with mixer tap over and storage beneath, wood effect flooring, and attractive gloss wall tiling.

A new Share of Freehold will be issued upon completion, service charge Ad Hoc, ground rent nil.

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

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

**Council tax band:** B

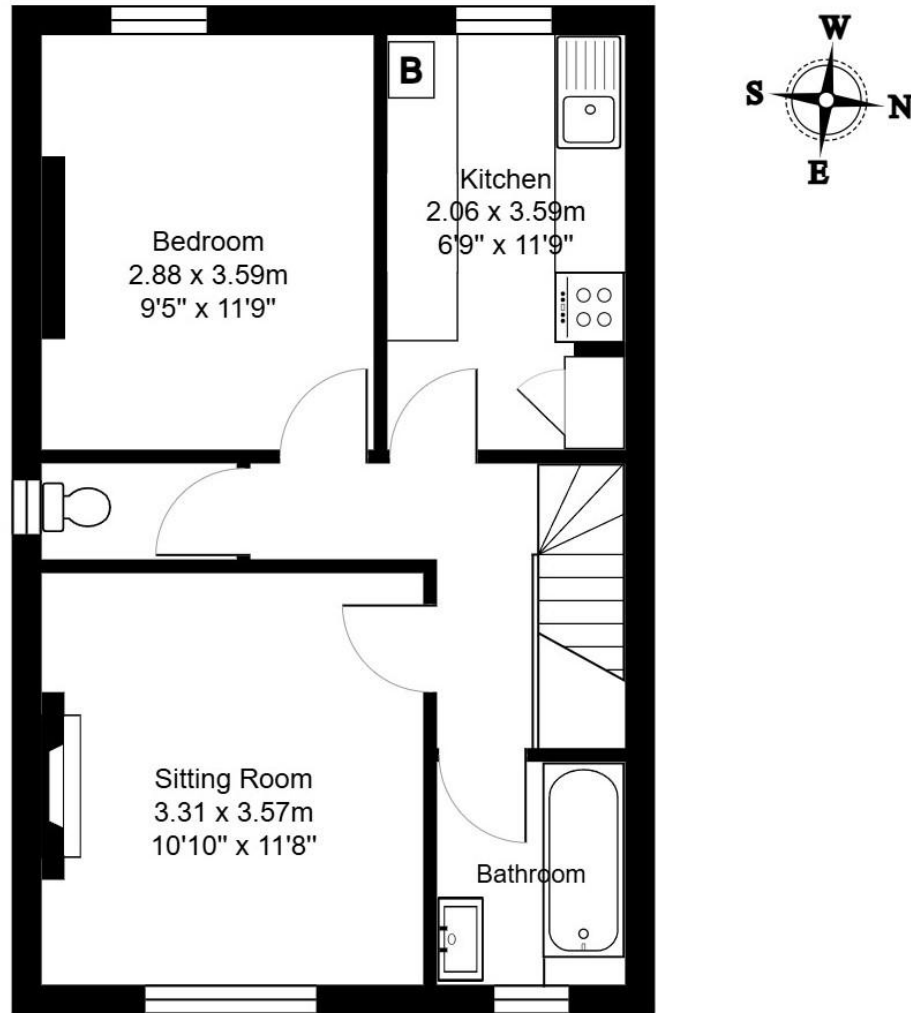
**Current EPC Rating:** C

**Directions:** The postcode of the property is TN4 9RB

**Viewing:** Strictly by appointment through Green Lizard (01892 619888)

**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



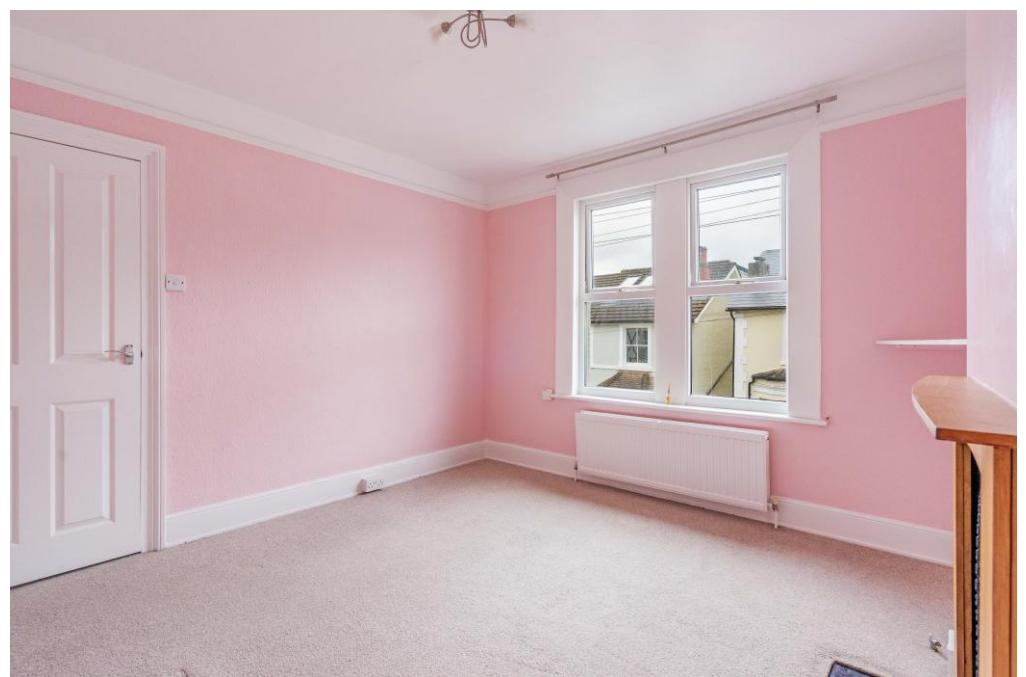
### Second Floor Flat

Total Area: 41.6 m<sup>2</sup> ... 448 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.



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

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