



Flat 1, 61 Culverden
Tunbridge Wells, Kent



CHAIN FREE Spacious garden flat with good-sized west facing garden, situated in a quiet and sought-after road in the desirable St Johns area of Tunbridge Wells within easy reach of the town centre, station, and schools.

Guide price £350,000 Share of Freehold

Situation:

The property is situated in an enviable position in a sought-after and quiet residential road and is conveniently located for the well-regarded state and independent schools in the area, including grammar schools for both girls and boys. 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 spacious ground floor flat offers versatile accommodation throughout, has two good-sized double bedrooms, and a good-sized west facing private garden.

The accommodation is arranged over two floors and includes; a spacious living room extending to almost 17ft, with French doors providing access to the garden, and a delightful period wrought iron fireplace with wooden mantle as it's focal point; a kitchen with a wide range of shaker style wall and base units, complementary work surfaces, attractive tile splashbacks, 5 ring hob with oven, Bosch dishwasher, washing machine, and stainless steel sink and drainer with mixer tap over; a family bathroom featuring a free-standing bath with both rain and separate shower attachment, low level w/c, wash basin with waterfall tap and storage beneath, and attractive wall and floor tiles.

The property also has two noticeably good-sized double bedrooms both with delightful feature period fireplaces.

To the rear is a private west facing garden mainly laid to lawn with feature brick wall to the rear, large patio area ideal for outdoor entertaining, and a shed.

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: D

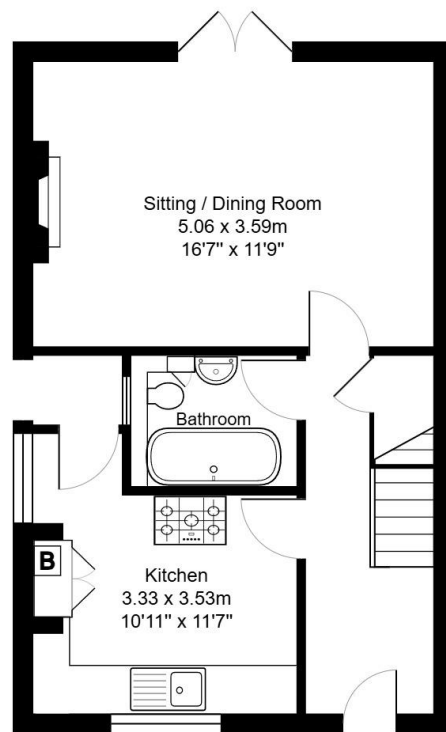
Directions: The postcode of the property is TN4 9RB

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

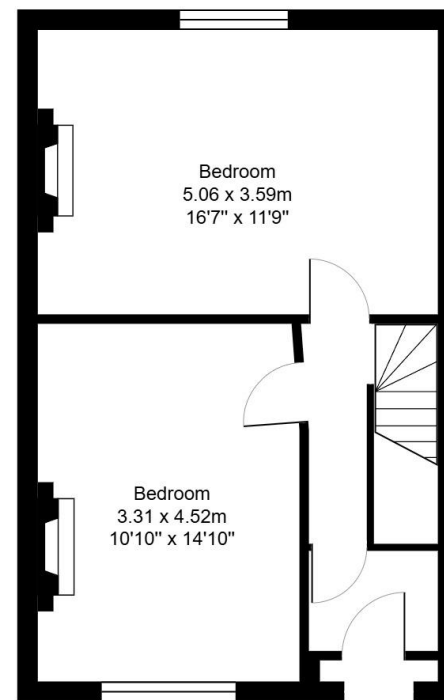


01892 619888 www.greenlizardhomes.co.uk

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



Ground Floor
Area: 41.6 m² ... 448 ft²



First Floor
Area: 41.6 m² ... 448 ft²

Total Area: 83.3 m² ... 897 ft²

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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