



**Flat 3, 6 York Road**  
Tunbridge Wells, Kent

This centrally located, south facing, top floor apartment is just minutes away from both the green open spaces of the Common and parks and all the nearby shops, amenities and transport network that the town offers.

## Guide Price £295,000 Leasehold



This centrally located, light, airy, 2 bedroom, 2 bathroom flat is just minutes away from both the green open spaces of the Common and parks and all the nearby shops, amenities and transport network that the town offers. Situated on the second floor, the flat has generous proportions. The living room/dining room is spacious and flooded with light from two large windows which offer unobstructed views of Trinity Arts Centre and garden, its magnificent tall trees giving a country view in the middle of town. The adjacent kitchen is fully equipped and provides good storage. The master bedroom has an en suite shower room. The second bedroom could serve as a work from home office or guest bedroom. An alcove in the second, family, bathroom is plumbed for a washing machine.

Buses at the end of the road fan out in all directions, to the south coast and towns and villages throughout Kent and Sussex. The MLS is 1/3 mile away with half hourly trains running to and from London and the coast. Tunbridge Wells provides a full range of entertainment, shops, restaurants and cafes, many of them within a couple of minutes' walk of this property. The Victoria Centre is close by. Excellent schools in the town cater to all ages from primary to sixth form

Trinity Arts Centre offers films and live entertainment to complement the newly opened Amelia Scott cultural centre, a minute's walk away. A magnificent renovation and expansion of the old thirties' library and civic centre, the interior is modern, airy and spacious and houses the town library, exhibition rooms, the adult education centre and a café in a quiet, open air, courtyard. The Assembly Halls in the same complex offer a variety of live music and theatrical productions.

### Features

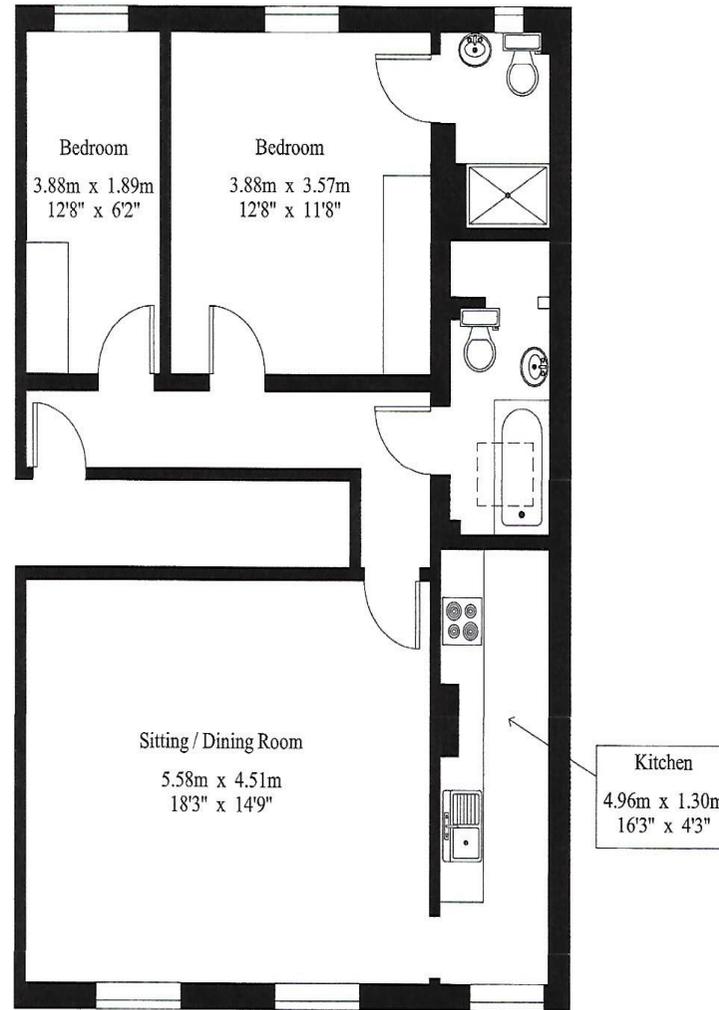
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| Spacious 2 bedroom 2 bathroom apartment  | Located in a handsome period building               |
| Uninterrupted green, leafy views in a quiet street   | Warm, spacious, well-presented interior             |
| Work from home versatility   | Centrally located within 1/3 mile of MLS            |
| 200m from Royal Victoria Place Shopping Centre, shops and cafes                                  | 100m from newly opened Amelia Scott cultural centre |
| Close proximity to green spaces; The Common, Calverley, Dunorlan and Grosvenor and Hilbert Parks |   |
| Very low annual maintenance charge   |   |

**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  
**Lease:** Circa 118 years remaining  
**Service Charge:** Circa £300pa (Ad Hoc)  
**Ground Rent:** £50pa

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

Gross Internal Area : 72.1 sq.m (776 sq.ft.)



Second Floor

**Important notice:**

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