



Flat 10 Victoria Court
Tunbridge Wells, Kent

CHAIN FREE A smart and spacious top floor apartment with lift access and a southerly aspect, situated in a quiet and tucked away location, benefiting from allocating and guest parking, and within easy reach of the town centre, Dunorlan Park, and Pembury Hospital.

Guide price £325,000 Leasehold

Situation:

The property is situated in a convenient yet tucked away location close to Dunorlan Park and within easy reach of the town centre, mainline station, and Pembury Hospital.

The town is renowned for its excellent shopping facilities and amenities including cinema complex, theatres, the historic Pantiles, Tunbridge Wells common and Dunorlan and Calverley Parks.

Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour and the A21 is also within easy reach of the property and links with the M25.

There are also a number of well-regarded schools in the area, including grammar schools for both girls and boys.

Description:

This impressive top floor apartment is well presented and offers spacious accommodation throughout, tree-lined views, a southerly aspect, and benefits from double glazing, gas central heating, and recently fitted boiler.

The accommodation includes; a good-sized entrance hall with adjacent double storage cupboard including hooks for hanging coats in addition to a further large storage cupboard and shoe cabinet; a spacious, light and airy living room, extending to over 18ft, with Juliette balcony providing tree lined views of the surrounding area; a well-proportioned kitchen/breakfast room with ample room for dining table and chairs, a wide range of shaker style wall and base units with complementary work surfaces, 4 ring hob with stainless steel splashback and extractor, AEG double ovens, AEG full size fridge and freezer, AEG washing machine, stainless steel one and a half bowl sink and drainer with mixer tap over, with the room being complimented by attractive tile flooring.

The apartment has two double bedrooms, with the spacious principal bedroom benefiting from wardrobes and an ensuite bathroom featuring a large walk-in shower, wash basin with mixer tap over and storage beneath, low level w/c, heated towel rail, and attractive wall tiling and laminate flooring. In addition, there is a good-sized family bathroom with bath and shower over, low level w/c, wash basin with mixer tap over and storage beneath, mirrored and lit wall mounted medicine cabinet, heated towel rail, and attractive wall tiling and laminate flooring.

The property is housed in a noticeably well-maintained building of just twelve apartments, with impressive communal areas and garden, entry telephone system, lift, and benefits from allocated as well as guest parking. The property also benefits from an EPC rating of 'C'.

Lease details: 125 Years commencing 01/01/2004; £200pa Ground Rent; Service Charge £2510pa

Services: Mains water, electricity and gas

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current council tax band: D

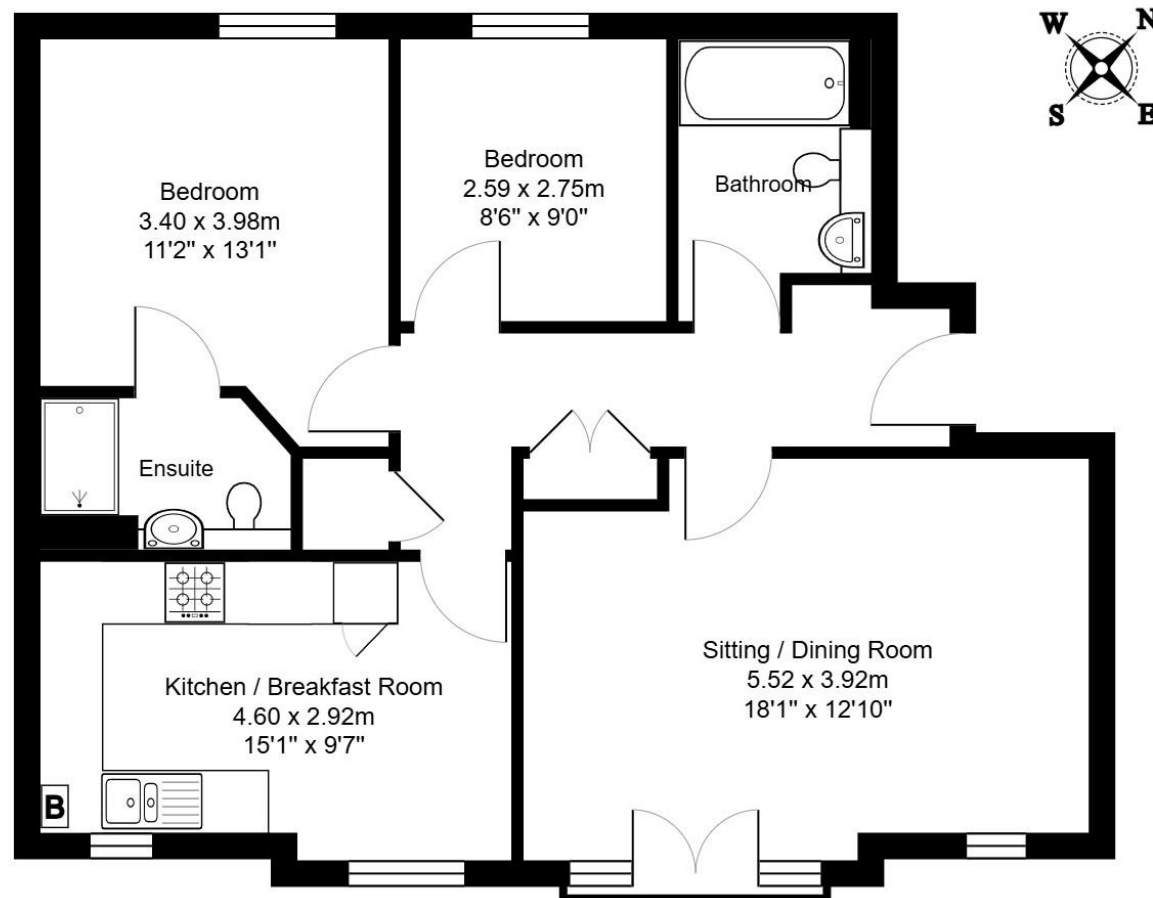
Current EPC rating: C

Postcode: TN2 3GD



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



Third Floor Flat

Total Area: 73.3 m² ... 789 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



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