



Denbigh Road
Tunbridge Wells Kent

Chain Free *Share of Freehold* A well-presented maisonette having been improved to create a clean, crisp, light, and airy feel throughout, benefiting from a private entrance and within a short walk of the local amenities and mainline station.

Guide price £190,000 Share of Freehold

Situation:

The property is situated in the convenient and popular area of Tunbridge Wells, which is much sought after for its proximity to the local amenities and mainline station, and within easy reach of Tunbridge Wells 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:

A well-presented apartment having been tastefully improved by the current owner, including a new bathroom, recently fitted carpets, and provides well-proportioned accommodation which is light and airy throughout.

The home is arranged over three floors and includes, on the ground floor an entrance hall with stairs rising to the first floor.

On the first floor is a landing; a spacious living room; a good-sized double bedroom with adjacent large understairs storage cupboard; and a new contemporary bathroom featuring bath with both rain and separate shower attachments, low lying w/c, sink with mixer tap over, storage beneath, with electrical provision for a mirror/shaver point above, and chrome heated towel rail. Adjacent to the bathroom is an airing cupboard housing the recently fitted Bosch Worcester boiler.

On the top floor is a dual aspect kitchen with two large Velux windows providing a good deal of light, with a wide range of shaker style wall and base units, complementary work surfaces, gloss tile splashbacks, 4 ring hob and extractor, oven, fridge, and Indesit washing machine. There is also the potential to create further storage within the eaves if required.

The property will be offered with Share of freehold on completion.

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

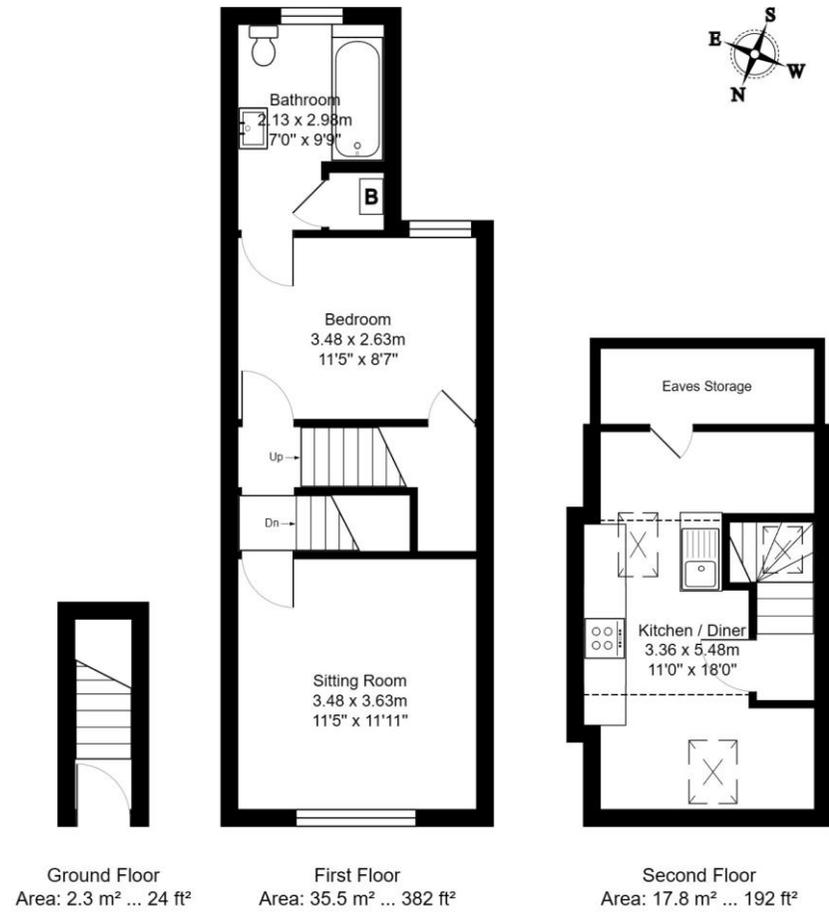
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: B

Current EPC Rating: D

Property address: Postcode TN4 9HS





Total Area: 55.5 m² ... 598 ft² (excluding eaves storage)
 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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