



**Flat 6, 26 Queens Road**  
Tunbridge Wells, Kent



A charming, well-presented home, with a private entrance, private patio area, and south facing garden, having been tastefully updated by the current owner, situated in the favoured St Johns area within easy reach of the town centre and local amenities.

## Guide price £350,000 Share of freehold

### Situation:

The property is situated in a convenient location within easy reach of the town centre and mainline station. 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 charming property has been much improved by the current owner to create an impressive and stylish home.

The accommodation is presented over one floor and includes; A noticeably spacious, bright and airy living space with both French doors and floor to ceiling windows providing a good deal of natural light, attractive parquet flooring, and recently updated contemporary kitchen with large central island featuring a sink with mixer tap over, storage beneath, in addition to a wide range of shaker style wall and base units, complementary work surfaces, SMEG five ring hob, oven, and extractor, and integrated dishwasher.

The property has an inner hallway with hanging hooks for coats and shoes, a study area ideal for home working, two bedrooms with the principal bedroom being of notable size, and a recently updated contemporary bathroom featuring a space offset bath with both rain and separate shower attachments, low level w/c, wash basin with waterfall tap above and storage beneath, recessed space and plumbing for a washing machine, stainless steel heated towel rail, and attractive gloss wall tiling creating a clean and crisp feel.

The property has its own private patio ideal for outdoor entertaining, private garden space which is mainly laid to lawn, as well as use of the extensive communal gardens.

**Tenure:** Share of Freehold

**Lease:** 165 years from 2018

**Service charge:** Circa £145 pcm

**Ground Rent:** Nil

**Services:** Mains water, electricity and gas

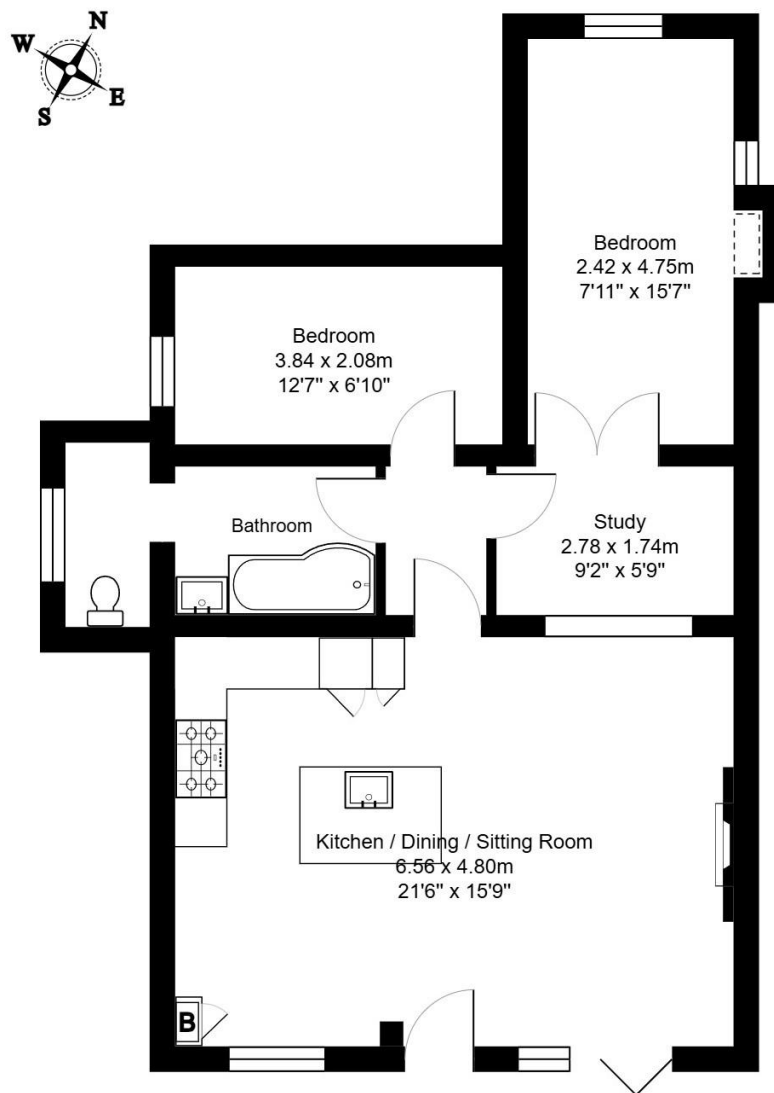
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Current council tax band:** A

**Current EPC rating:** D

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Lower Ground Floor Flat

Total Area: 69.4 m<sup>2</sup> ... 747 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



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