



Apartment 1, Sandstone Quarry
3 Carlton Road
Tunbridge Wells, Kent

A smart, noticeably spacious, and beautifully presented 2 double bedroom, 2 bathroom apartment, featuring a private terrace, allocated parking, and situated within a short walk of the town centre and station.

Guide price £565,000 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 impressive and stylish lower ground floor apartment is beautifully presented and exceptionally well appointed, offering spacious accommodation throughout (almost 1100 Sq.Ft.), and is situated in a recently refurbished building of just ten 2- & 3-bedroom apartments set back from the road. The property also has an impressive EPC rating of 'B'.

The accommodation is presented over one floor and features luxury oak wood flooring in the hallway, living area, and kitchen. This impressive property includes; a large entrance hall with adjacent storage cupboard ideal for hanging coats and shoe storage; a spacious open plan living area with bay windows, door providing access to a private terrace, and a contemporary Ashton Lewis solid hardwood kitchen featuring a wide range of wall and base units with complementary marble work surfaces, breakfast bar, stainless steel one and a half bowl sink, and integrated appliances including Neff induction hob with marble splashback, Neff double ovens, Hotpoint fridge/freezer, dishwasher, as well as a washing machine and dryer.

The apartment has two good sized double bedrooms, with the dual aspect principal bedroom benefiting from a Hugo Oliver designed en suite with large walk-in shower with both rain and separate shower attachment, low level w/c, wash basin with mixer tap above and storage beneath, heated towel rail, and delightful Craven Dunnhill Fine ceramic floor tiling.

The property also has a large family bathroom featuring a large walk-in shower with both rain and separate shower attachments, free standing bath, low level w/c, wash basin with mixer tap above and storage beneath, heated towel rail, and attractive Craven Dunnhill Fine ceramic floor and wall tiles.

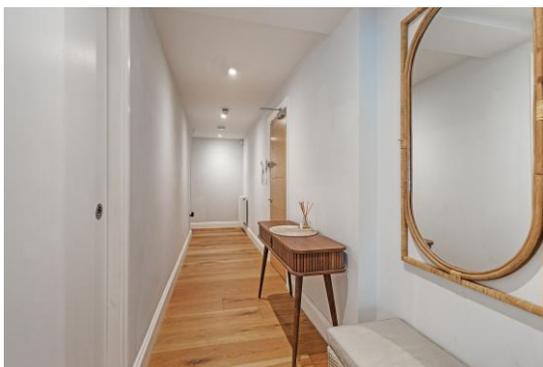
The apartment is housed in a noticeably handsome converted Victorian villa and, in 2019, was the recipient the Royal Tunbridge Wells Civic award for sympathetic refurbishment. As mentioned, the apartment benefits from a private terrace in addition to allocated parking to the front of the building. Please contact Green Lizard for service charge details etc.

Services: Mains water, electricity and gas

EPC Rating: B

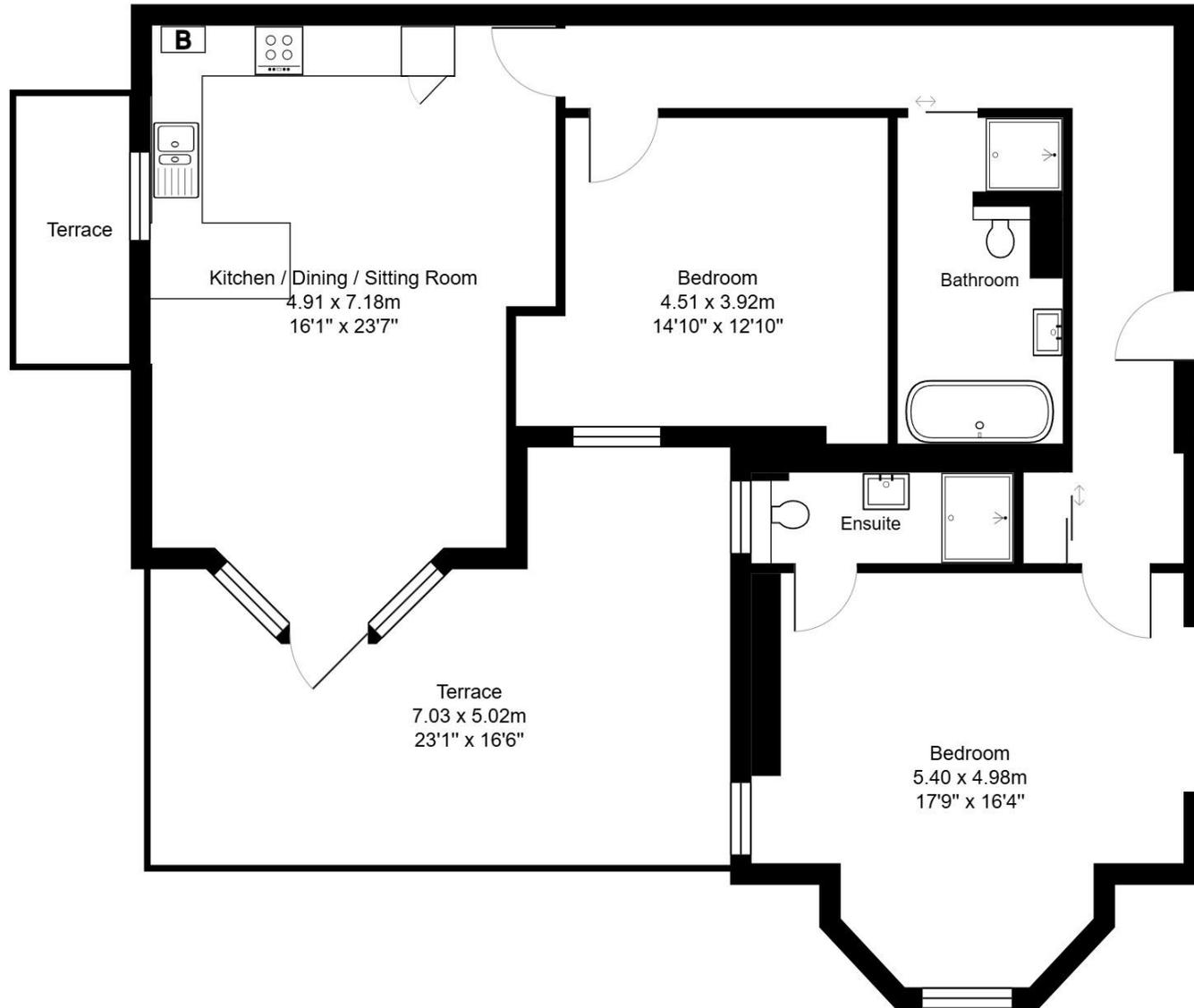
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current council tax band: C



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



Ground Floor Flat

Total Area: 99.5 m² ... 1071 ft² (excluding terrace)

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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