



5b Limehill Road
Tunbridge Wells, Kent



Share of Freehold A spacious and well-presented maisonette with private entrance, presented over two floors, having been much improved by the current owners centrally located on a sought-after residential road a few minutes' walk from the town centre and the mainline railway station.

Guide price £310,000 Share of Freehold

Situation:

The property is located in an enviable position and is centrally located, a few minutes' walk from Tunbridge Wells town centre and the station.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

A spacious and well-presented maisonette with its own private entrance having been subject to many improvements by the current owners including an updated zoned heating system, and an electrical rewire in 2017.

The accommodation is arranged over two floors and includes, on the ground floor; an entrance hall with delightful exposed wood floorboards and adjacent w/c and large storage cupboard; a spacious living room with exposed wood flooring, high ceiling, areas of fitted shelving adjacent to the chimney breast, and bay window to the front providing a good deal of natural light; and a good-sized kitchen/dining room with a wide range of gloss wall and base units, complementary work surfaces, induction hob with stainless steel splashback and extractor, AEG double ovens, Bosch dishwasher, plumbing for a washing machine, and 1 ½ bowl stainless steel sink with mixer tap over.

On the lower ground floor is an inner hallway and two good-sized double bedrooms both of which benefit from large sash windows providing a good deal of natural light, with the principal bedroom having a large, recessed storage area. Also located on this floor is well-proportioned family bathroom with underfloor heating, bath with twin shower attachments, low level w/c, wash basin with mixer tap over, stainless steel heated towel rail, and attractive wall tiling.

Lease: Share of Freehold

Service Charge: Ad Hoc

Ground Rent: Nil

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

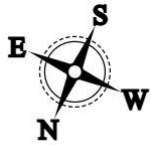
Local Authority: Council Tax Band B – Tunbridge Wells Borough Council (01892) 526121

Current EPC Rating: D

Directions: The postcode of the property is TN1 1LJ

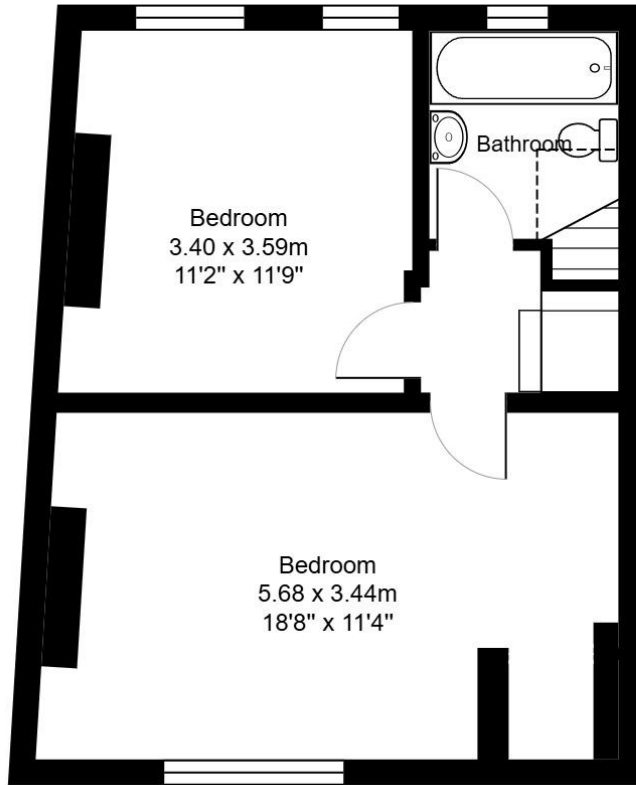
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

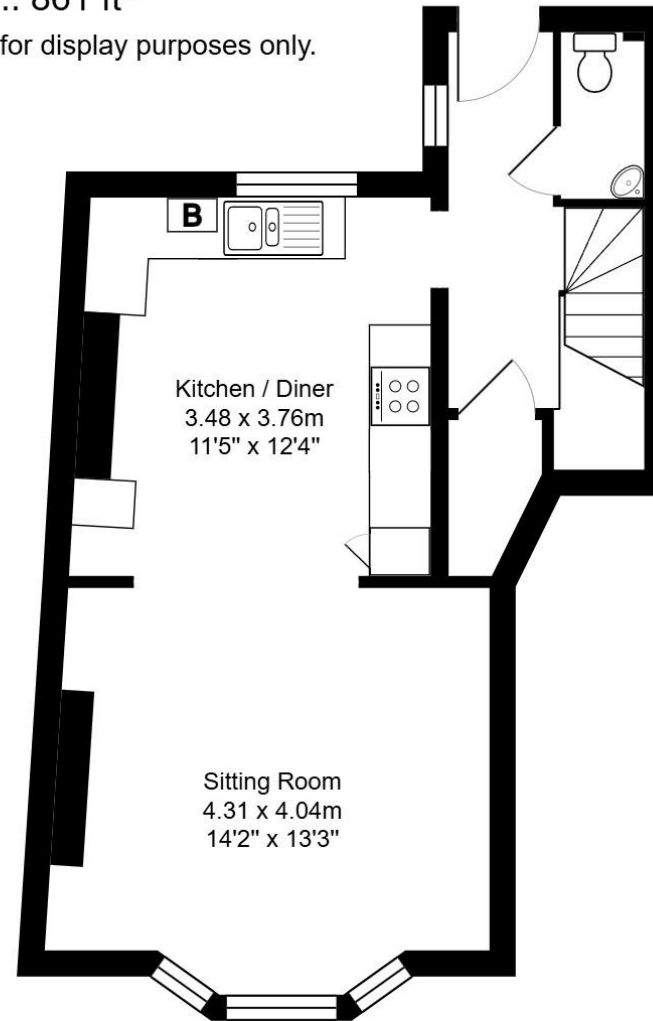


Total Area: 80.0 m² ... 861 ft²

All measurements are approximate and for display purposes only.



Lower Ground Floor
Area: 40.3 m² ... 434 ft²



Ground Floor
Area: 39.7 m² ... 428 ft²

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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