



**8 Nevill Lodge**  
Tunbridge Wells, Kent



**\*Chain Free\*** A well-presented apartment with balcony and lift access, located in a quiet location in the sought-after St James area within walking distance of the town centre and the mainline railway station.

## Guide price £185,000 Leasehold

### Situation:

The property is located in an enviable position laid back from the road and located in the favoured St James area, within walking distance of 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 well-presented and spacious apartment which is light and airy throughout and benefits from a private balcony and lift access.

The accommodation is arranged over one floor and includes; a good-sized entrance hall; spacious dual-aspect living room with sliding doors providing access to a private balcony; a separate kitchen with a wide range of wall and base units, complementary work surfaces, attractive patterned tile splashbacks, stainless steel sink and drainer, 4 ring hob and extractor, oven, plumbing for a washing machine; and attractive wood effect flooring; a good-sized double bedroom with fitted wardrobes and large window providing a good deal of natural light; and a bathroom featuring bath with shower over, low level w/c, wash basin, wall mounted mirrored medicine cabinet, heated towel rail, and attractive wall tiling.

**Lease:** 129 years remaining

**Service Charge:** Circa £170pcm (paid Quarterly including block insurance)

**Ground Rent:** Peppercorn

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

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

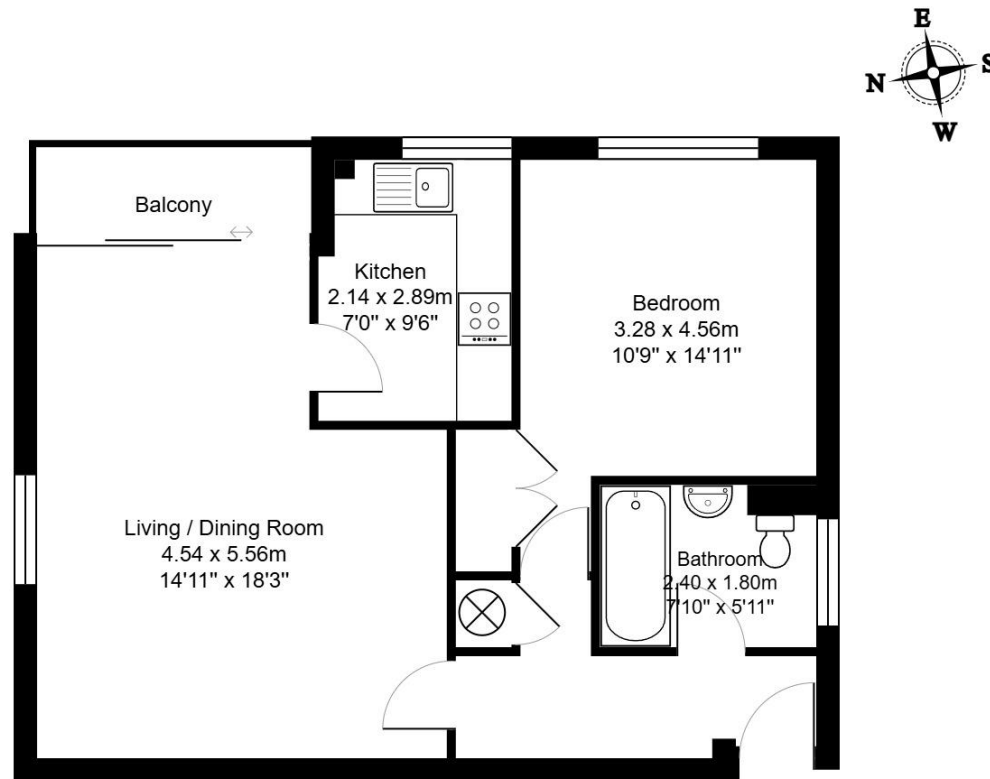
**Current EPC Rating:** D

**Directions:** The postcode of the property is TN2 3RP



**01892 619888** [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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



### First Floor Flat

Total Area: 53.6 m<sup>2</sup> ... 577 ft<sup>2</sup> (excluding balcony)

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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15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 Fax: 01892 619887 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)