



**Flat 23 Richard Beau Nash**  
Tunbridge Wells, Kent





**\*CHAIN FREE\*** A smart and spacious apartment with secure gated parking, landscaped communal gardens, within a short walk of the town centre and station. EPC rated 'C'.

## Guide price £325,000 Leasehold

### Situation:

The property is situated in a convenient location within a short walk 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 spacious apartment is positioned to the rear of the building, is well presented and situated in a handsome and well-maintained building with allocated secure gated parking, and landscaped communal garden. The apartment also benefits from an impressive EPC rating of 'C'.

The accommodation is presented over one floor and includes; a spacious entrance lobby; a large open plan dual aspect living room extending to over 32ft with floor to ceiling sash style double glazed bay windows providing a good deal of natural light. The well-appointed kitchen has a wide range of shaker style wall and base units, complementary work surfaces, attractive gloss tile splashbacks, Bosch 4 ring hob with stainless steel splashback and extractor, full size fridge and freezer, Bosch washing machine, and stainless steel 1 ½ bowl sink and drainer with mixer tap over.

The apartment has two good sized bedrooms both with floor to ceiling sash style windows providing a good deal of natural light, with the spacious principal bedroom benefiting from a recently updated ensuite bathroom featuring a large walk in shower with both rain and separate shower attachments, low level w/c, wash basin with mixer tap over and storage beneath, stainless steel heated towel rail, and attractive wall and floor tiling. There is also a large guest bathroom featuring a bath with shower over, low level w/c, pedestal wash basin, and attractive gloss wall tiles.

The apartment has a lease of 125 years from 01/01/2001, ground rent is currently £300.00 per year, and the service charge equates to circa £111pcm (approx. £1327.24 pa).

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

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

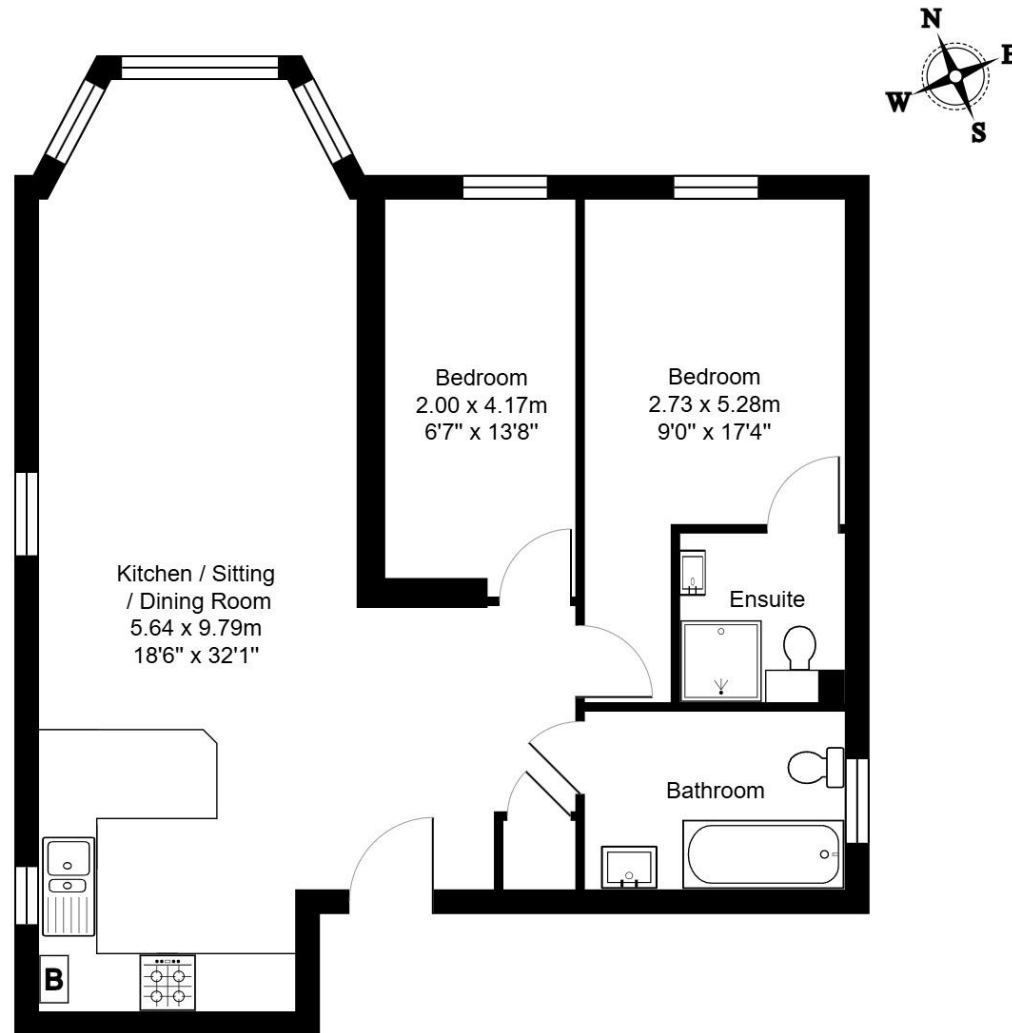
**Current council tax band:** C

**Current EPC rating:** C

**Postcode:** TN1 2XW

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

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### First Floor Flat

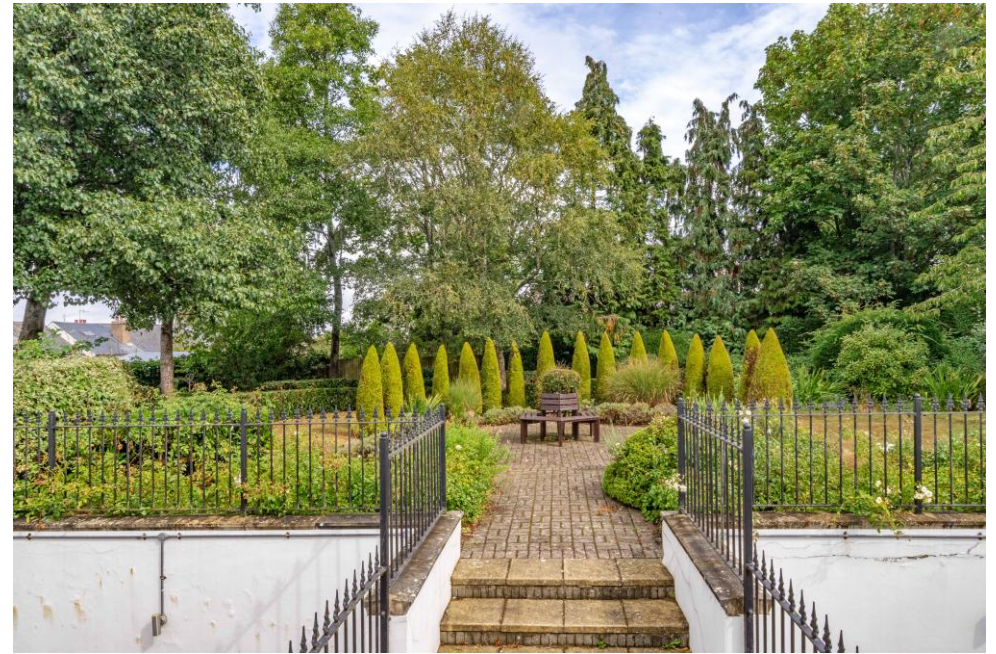
Total Area: 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup>

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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