



38 KensingtonCourt
Tunbridge Wells Kent



A spacious and well-presented 2 double bedroom, 2 bathroom apartment situated in the highly regarded St James area within easy reach of the town centre and station. EPC rated 'B'.

Guide price £245,000 Leasehold

Situation:

The property is situated in an enviable position in a sought-after residential area and is conveniently located for the well-regarded state and independent schools in the area, including grammar schools for both girls and boys. Tunbridge Wells town centre is within walking distance and 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 having been improved by the current owner and benefiting from an impressive EPC rating of 'B'

The accommodation is arranged over one floor and includes; a noticeably large entrance hall with attractive wood engineered flooring and two adjacent cupboards providing ample storage; a spacious living room extending to over 16ft (4.96m) with four windows providing a good deal of natural light; and a kitchen with a wide range of wall and base units, complementary work surfaces, attractive gloss tile splashbacks, one and a half bowl sink with mixer over, 4 ring hob with stainless steel extractor, plumbing for a washing machine, and recently fitted Worcester Bosch boiler.

The apartment has two double bedrooms, with the principal bedroom benefiting from an ensuite bathroom featuring walk in shower, low level w/c, wash basin with mixer tap over, and attractive wall tiling. The property also has a guest bathroom with bath and shower over, wash basin with mixer tap over, low level w/c, and gloss wall tiles.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: D

Current EPC Rating: B

Directions: The postcode of the property is TN1 2FD

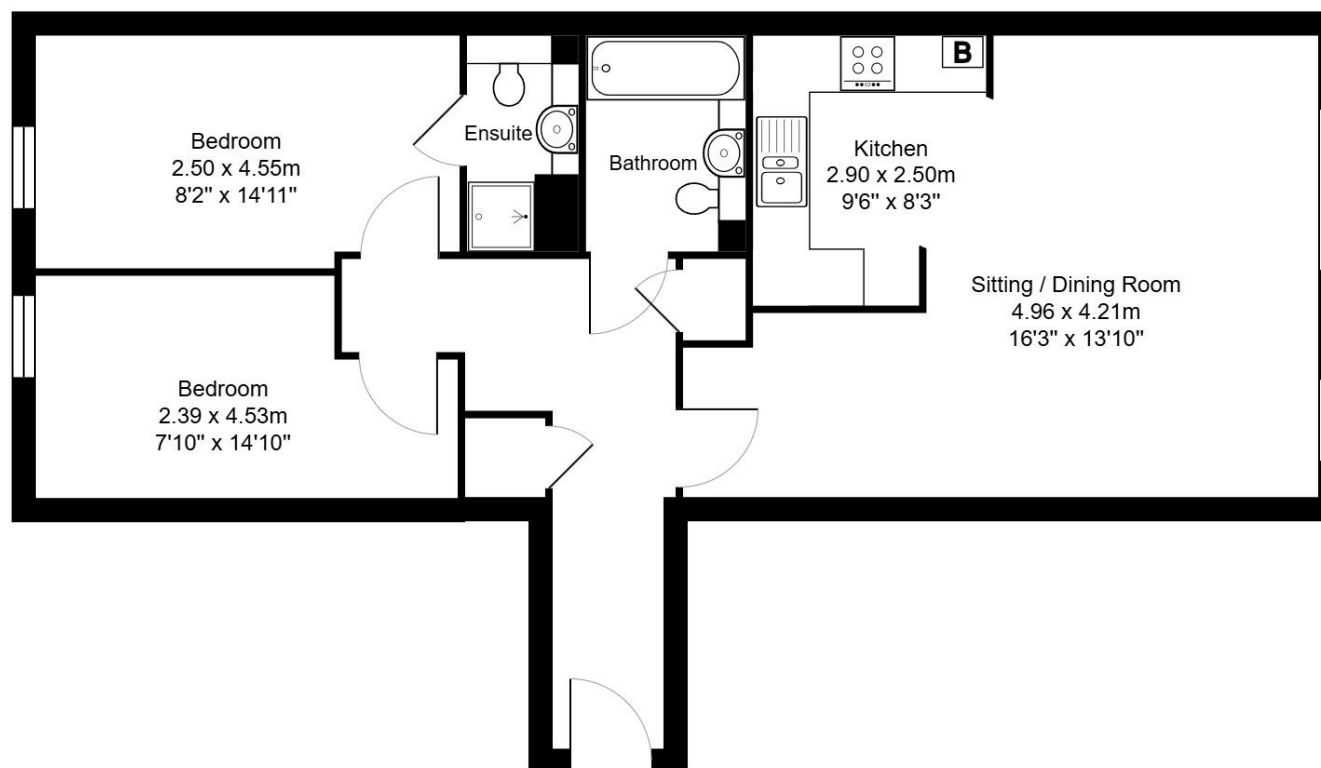
Lease Remaining: Circa 109 years

Service Charge: Circa £333pcm (including water and building insurance)

Ground Rent: £129 (per 6 months)

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



First Floor Flat

Total Area: 71.5 m² ... 770 ft²

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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