



**19 Vale House**  
Tunbridge Wells, Kent



A smart and beautifully presented apartment with parking, balcony with south-easterly aspect, and lift access, situated in a quiet yet central location within a short walk of the station, town centre and The Pantiles.

## Guide price £260,000 Leasehold

### Situation:

The property is situated in a desirable and quiet location, within a short walk of the town centre, mainline railway station and The Pantiles. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles, its open spaces, and parks.

There are several well-regarded state and independent schools in the area, including single sex or mixed grammar schools.

For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to London Bridge, Charing Cross, and Cannon Street in under an hour. The A21 is also within proximity and links with the M25.

### Description:

This beautifully presented, smart, and spacious apartment benefits from a balcony, allocated parking, and lift access.

Arranged over one floor the accommodation includes; an entrance hall with wood effect flooring, and adjacent large storage cupboard; a light and airy dual aspect living area with wood effect flooring, access to the good-sized south eastern facing balcony, and with a contemporary kitchen featuring a range of gloss wall and base units, complementary quartz work surfaces, stainless steel sink with mixer tap over, and integrated appliances including an Indesit dishwasher, recently installed Hoover washing machine, full size fridge and freezer, oven, hob with attractive glass splashback, and stainless steel extractor.

The apartment has a good-sized and well-proportioned double bedroom with large windows providing plenty of light and a door giving access to the balcony, and a bathroom featuring a bath with both rain shower over and separate shower attachment, wash basin with mixer tap above and storage beneath, mirrored medicine cabinet, low level w/c, heated towel rail, and attractive wall and floor tiling.

The property also benefits from a good-sized balcony which runs across the majority of its width, as well as easily accessible allocated parking.

Lease; 130 years from 1st January 2020. Ground rent; £270 per year. Service charge; £1,740.36 pa

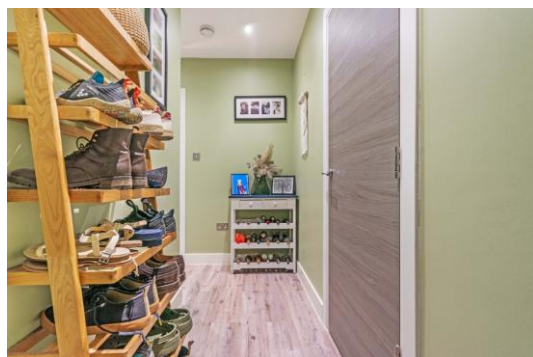
**Current EPC Rating:** D

**Services:** Mains water and electricity

**Local Authority:** Tunbridge Wells Borough Council

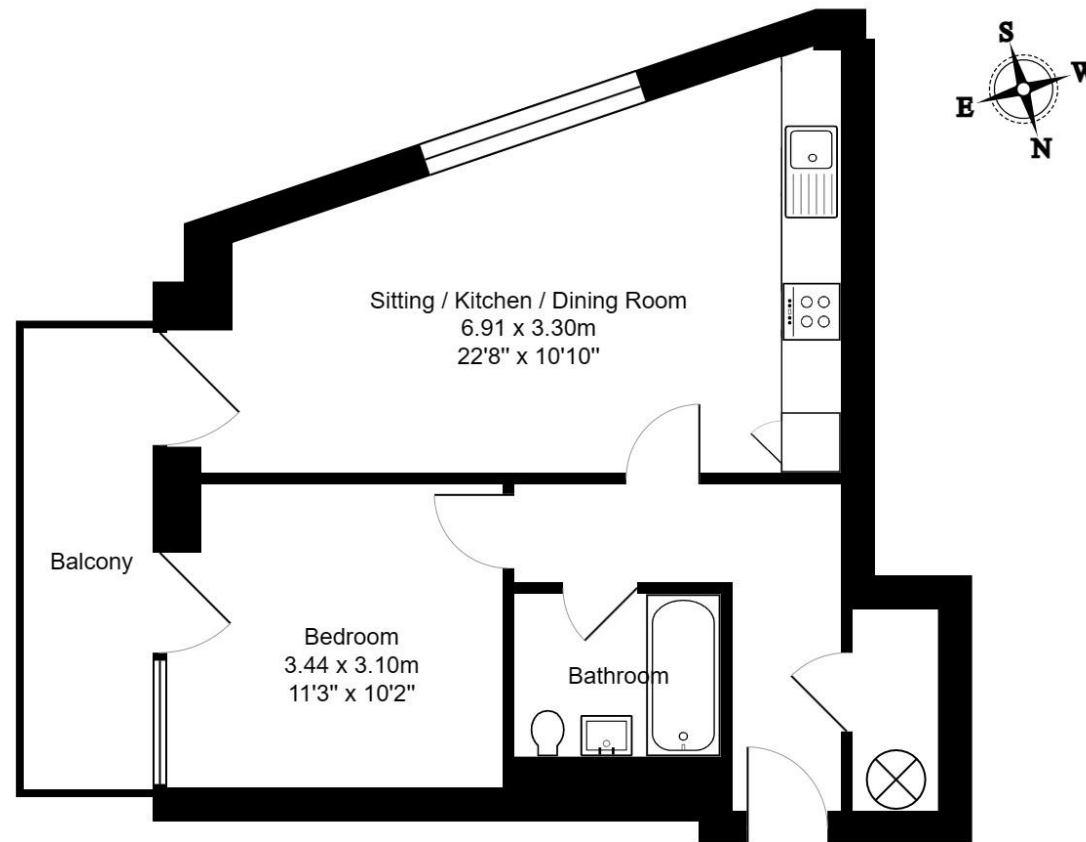
**Council tax band:** C

**Property address:** TN1 1HE



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### Third Floor Flat

Total Area: 46.4 m<sup>2</sup> ... 499 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)