



**Calverley Park Road**  
Tunbridge Wells Kent

\*Share of Freehold\* A spacious and beautifully presented apartment seamlessly combining period features with contemporary style, with parking, and within a short walk of the town centre and the mainline railway station.

## Guide price £290,000 Share of Freehold

### **Situation:**

The property is located in an enviable position and is centrally located, a short walk from Tunbridge Wells town centre and the station and is housed within a prestigious and handsome refurbished development which is set back from the road. 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 apartment benefiting from high ceilings and delightful sash windows taking advantage of the property's southerly aspect, providing a good deal of natural light throughout.

The accommodation is arranged over one floor and includes; an entrance hall with delightful wood flooring and adjacent large storage cupboard; a spacious dual aspect living room (extending to over 17ft/5.2m) with attractive wood flooring, high ceilings, delightful twin sash windows providing a good deal of natural light, and a contemporary kitchen with a wide range of wall and base units, complementary gloss work surfaces, a 1 ½ bowl sink with mixer tap over, and SMEG appliances including Induction Hob with stainless steel extractor, oven, microwave, full size fridge and freezer, dishwasher, and washer dryer.

The apartment has a well-proportioned double bedroom featuring three delightful sash windows and Sharps fitted wardrobe, in addition to a contemporary bathroom with large walk in rain shower, low level w/c, wash basin with mixer tap over, stainless steel heated towel rail, and attractive wall and floor tiling.

The property is situated within a prestigious and beautifully restored mansion building, benefiting from well-presented communal areas, entry phone system, attractive communal gardens mainly laid to lawn, and allocated parking.

**Lease:** Share of Freehold

**Service Charge:** £1650.84 p.a.

**Ground Rent:** Nil

**Services:** Mains water and electricity.

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

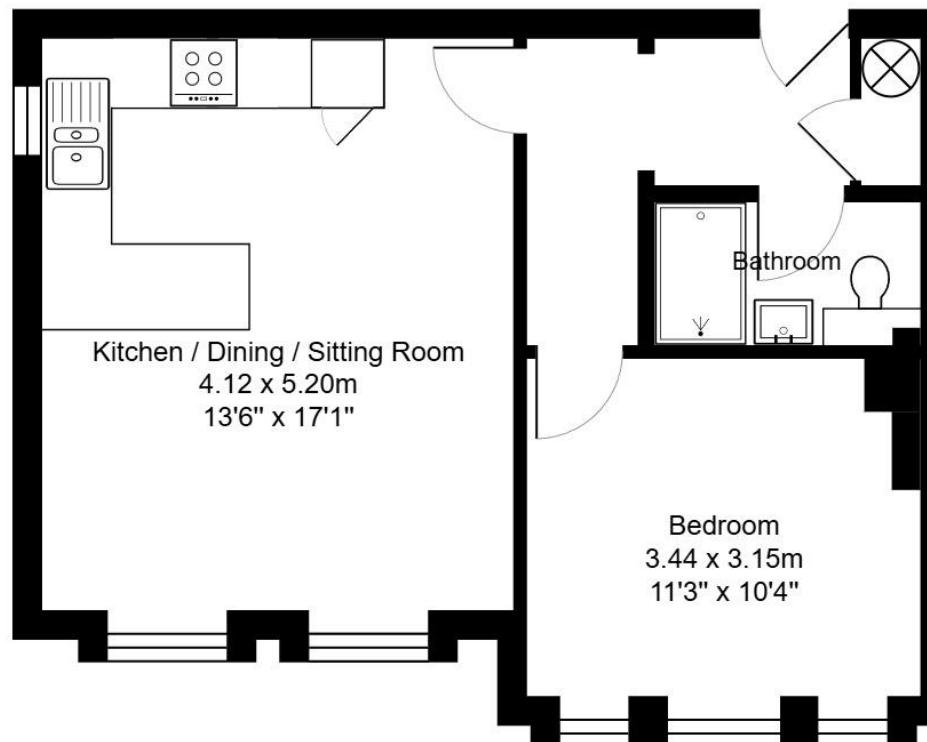
**Current EPC Rating:** D

**Directions:** The postcode of the property is TN1 2JP



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: 41.8 m<sup>2</sup> ... 450 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 are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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