



**Flat 7, Rodmell Place**  
Tunbridge Wells, Kent



**\*CHAIN FREE and SHARE OF FREEHOLD\*** A noticeably spacious apartment, 3 double bedrooms + additional study, private terrace, parking, quiet yet central location within easy reach of The Pantiles, centre, and mainline station.

## Guide price £595,000 Share of Freehold

### Situation:

The property is situated close to the centre of Tunbridge Wells, within easy reach of the towns many amenities. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria Place shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces and parks, and there are a wide variety of bars, coffee houses and restaurants. For the commuter, Tunbridge Wells mainline station provides a regular service to London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

### Description:

The property is a particularly spacious and well-presented apartment perfectly situated in a quiet yet central location close to The Pantiles, mainline station and Highstreet, and benefits from an impressive EPC rating of 'B'.

The accommodation includes; a good-sized entrance hall with adjacent large storage cupboard and plumbing for a washing machine; a noticeably spacious light and airy dual aspect living room extending to over 24ft, attractive double glazed leaded light windows providing views of both the town and gardens, and a door providing access to the terrace; and a well-proportioned kitchen with a wide range of gloss white wall and base units, complementary work surfaces, attractive tile splashbacks, one and a half bowl sink and drainer with mixer tap over, gas hob and extractor, oven, and integrated fridge/freezer and dishwasher. The apartment has three good-sized bedrooms with the spacious principal bedroom benefiting from an ensuite bathroom featuring a large walk-in shower with both rain and separate shower heads, w/c, wash basin set into a vanity unit with medicine cabinet above, and heated towel rail. In addition, there is another room adjacent to the principal bedroom ideal for a dressing room or study.

The property also has a guest bathroom with panel enclosed bath with mixer tap, handheld shower attachment and glass screen, w/c, hand basin set into a vanity unit with medicine cabinet above, heated towel rail, and attractive wall tiling.

There is a private section of terrace leading from the sitting room as well as lawned communal gardens, and the apartment benefits from an allocated parking space in addition to visitors parking.

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

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

**Council tax band:** C

**Current EPC Rating:** B

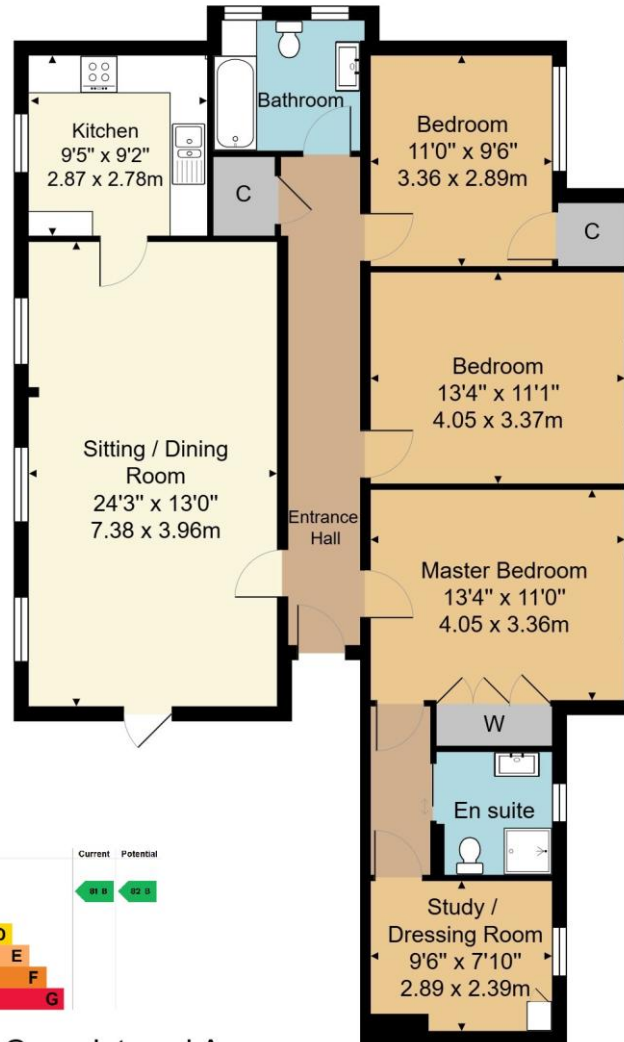
**Property address:** TN2 5SR

**Tenure:** Share of Freehold 125 years from 7 June 2001; Service Charge - currently £3004.88 per year; Ground Rent - currently £150.00 per year



**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



Approx. Gross Internal Area  
1195 ft<sup>2</sup> ... 111.0 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

#### 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.



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

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