



**17 The Manor
Badgers Holt**



A noticeably spacious apartment with lift access, set in a handsome building within a gated development, benefiting from two balconies, secure residents parking, gym, and located within easy reach of the town centre and mainline station.

Guide price £400,000 Leasehold



Situation:

The property is situated within easy reach of Tunbridge Wells town centre and its 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 top floor apartment with pleasant views and lift access and has been updated by the current owner including a new kitchen and bathrooms. The property has an impressive EPC rated 'C'.

The accommodation includes; a noticeably spacious entrance hall with hanging hooks for coats, wood effect flooring, and two adjacent good-sized storage cupboards; a well-proportioned living room with three sets of sash windows providing a good deal of natural light and a working fireplace with attractive marble mantelpiece, surround and hearth; and a recently updated kitchen with a wide range of shaker style wall and base units, complementary work surfaces, breakfast bar, sink with mixer tap over, and NEFF appliances including oven, 4 ring hob with glass splashback, stainless steel extractor, dishwasher, fridge and freezer, and washing machine.

The property has two double bedrooms both with fitted wardrobes and balconies providing attractive tree lined views, with the spacious principal bedroom benefiting from a recently updated ensuite featuring a large walk in shower with both rain and separate shower attachment, low level w/c, wash basin with mixer tap over and storage beneath, period style heated towel rail, and attractive wall and floor tiling. The apartment also has a recently updated guest bathroom featuring bath with both rain and separate shower over, low level w/c, wash basin with mixer tap over and storage beneath, period style heated towel rail and attractive wall and floor tiles.

The property has an outdoor terrace and is approached via a sweeping driveway through private security gates, leading to the building and its underground parking space. A lift can then take you from the underground parking space up to the apartment. There is a resident's gym, and communal grounds.

Services: Mains water, gas, and electricity.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: C

Current EPC Rating: C

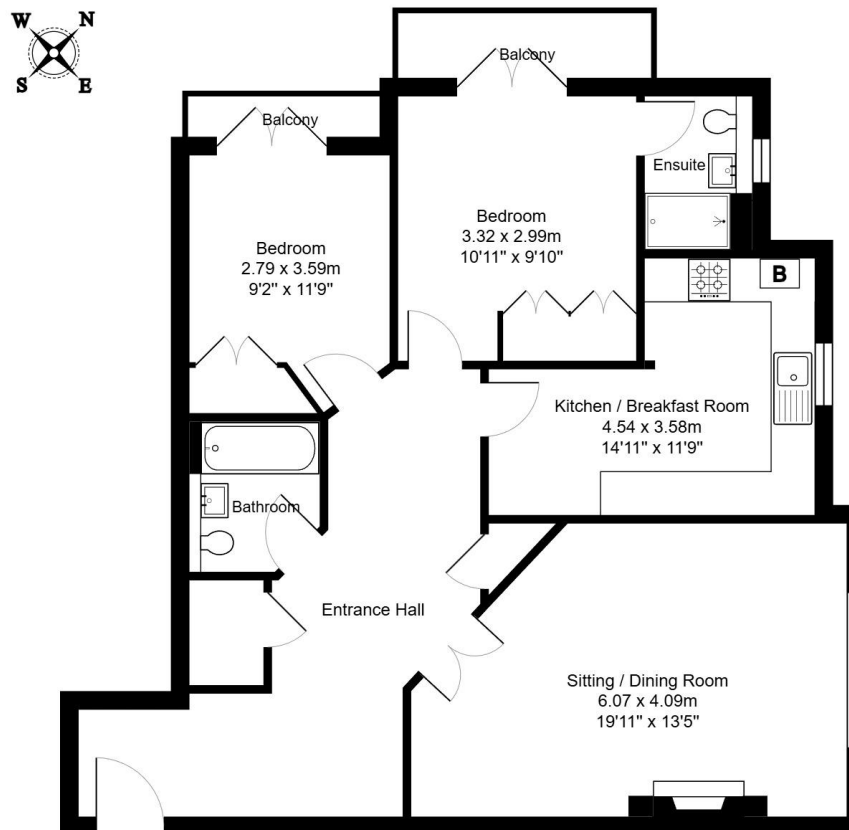
Property address: TN2 3ET

Tenure: Leasehold with 972 years remaining.

Service Charge: £3772.48 (Ground rent included in service charge)

01892 619888 www.greenlizardhomes.co.uk

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



Second Floor Flat

Total Area: 87.3 m² ... 940 ft² (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.



01892 619888 www.greenlizardhomes.co.uk

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