



12 Limehill Road
Tunbridge Wells , Kent

Share of Freehold and CHAIN FREE A well-presented flat at the top of an attractive period building of just 3 apartments centrally located on a sought-after residential road a few minutes' walk from the town centre and the mainline railway station.



Guide price £170,000 Share of Freehold

Situation:

The property is located in an enviable position and is centrally located, a few minutes' walk from Tunbridge Wells town centre and the station.

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 well-presented top floor flat situated in the heart of Tunbridge Wells and is perfectly suited to first-time buyers or investors and is chain free.

The accommodation is arranged over one floor and includes; an entrance hall with hanging hooks for coats; a good-sized living room with treble double glazed windows providing a good deal of natural light with a kitchen area featuring a range of wall and base units, complementary work surfaces, attractive gloss tile splashbacks, wood effect flooring, 4 ring stainless steel hob with stainless steel extractor, full size fridge and freezer, washer/dryer, and stainless steel sink and drainer with mixer tap over; a well-proportioned double bedroom; and bathroom with walk in shower, low level w/c, and wash basin with mixer tap over and storage beneath.

Lease: Share of Freehold 125 years from 1st Jan 2006

Service Charge: Ad Hoc

Ground Rent: Nil

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

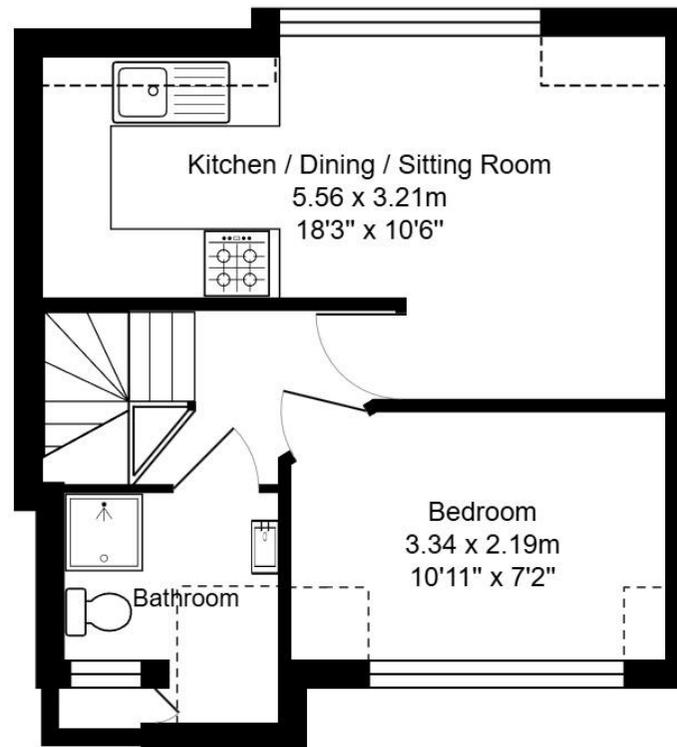
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current EPC Rating: D

Directions: The postcode of the property is TN1 1LL

01892 619888 www.greenlizardhomes.co.uk

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



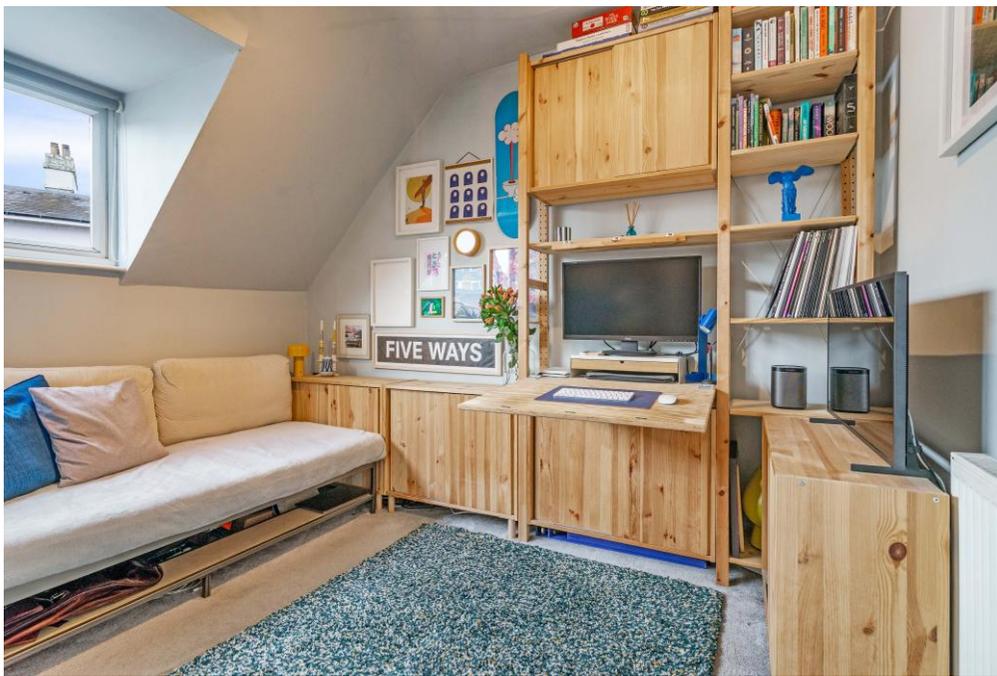
Second Floor Flat

Total Area: 31.1 m² ... 335 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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15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 Fax: 01892 619887 email: info@greenlizardhomes.co.uk