



30 Monson Colonnade
Tunbridge Wells, Kent

Chain Free A noticeably spacious, light and airy apartment with period features and high ceilings, situated on the historic Monson Colonnade in the heart of the town centre, and within a short walk of the mainline station.

Guide Price £220,000 Leasehold



Situation:

The property is located in an enviable position on a surprisingly quiet residential street in the centre of the town, just a few minutes' walk from the mainline 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:

This listed property is a charming and spacious apartment (circa 619 Sq.Ft.) with delightful wood flooring throughout the majority of the flat, and set within the handsome Monson Colonnade, providing well-presented accommodation that is light and airy throughout.

The accommodation is arranged over one floor and includes; a generous entrance hall with adjacent storage cupboards, one with plumbing for a washing machine, in addition to a separate w/c; a spacious living room extending to 16ft (4.88m) with large bay windows to the front providing a good deal of natural light, feature brick fireplace recess (non-operational), and period features including ceiling rose and decorative cornicing; a good-sized double bedroom extending to almost 16ft (4.74m) with large sash window; a kitchen with a wide range of Shaker style wall and base units, complementary work surfaces, attractive gloss tile splashbacks, 4 ring hob, oven, dishwasher, fridge and freezer, stainless steel sink with mixer tap over, and large sash window; and a bathroom with door providing access to the rear of the building, bath with shower over, wash basin with mixer tap over and storage beneath, wall mounted mirrored medicine cabinet, and heated towel rail.

Tenure: Leasehold

Lease: 999 years from and including 1 July 2022 to and including 30 June 2021

Service Charge: Ad Hoc

Ground rent: Peppercorn

Services: Mains water and electricity.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current EPC Rating: F

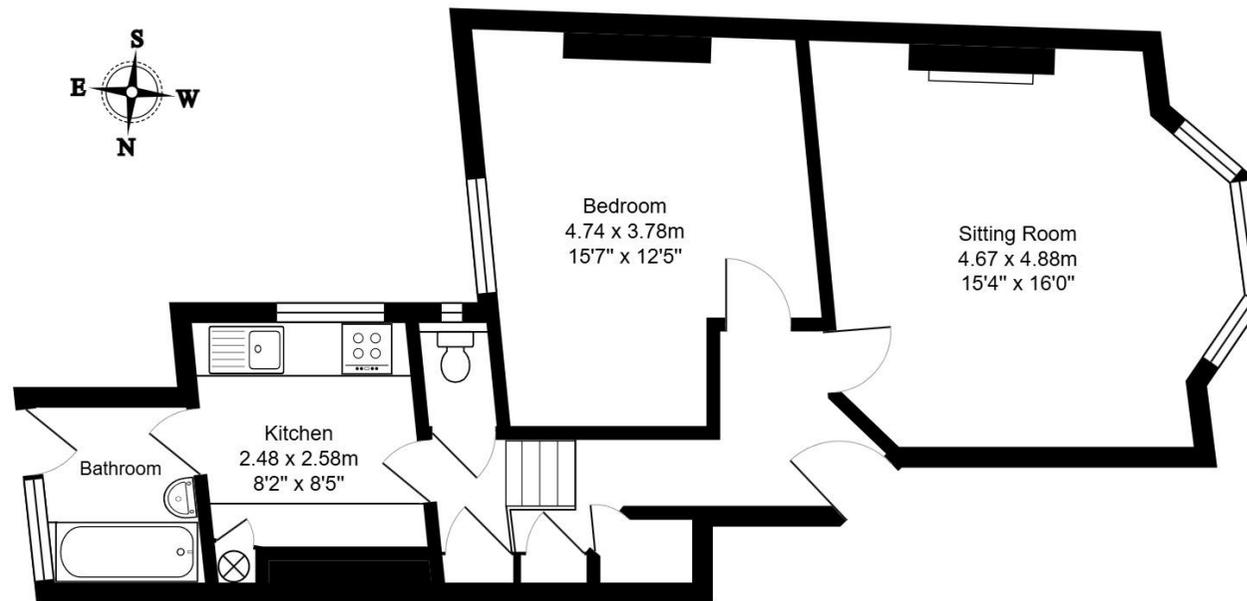
Directions: The postcode of the property is TN1 1LY



We advise all interested purchasers to contact their legal advisor and seek confirmation of all figures and information prior to an exchange of contracts.

01892 619888 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: 57.5 m² ... 619 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