



22 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 having had newly fitted carpets and situated in the heart of Tunbridge Wells and is perfectly suited to first-time buyers or investors, is chain free, and features replacement double-glazed windows and LED lighting throughout. The property has an impressive EPC rated 'C'.

The accommodation is arranged over one floor and includes; an entrance hall; a good-sized dual aspect living room with a good deal of natural light; a kitchen area featuring a range of gloss wall and base units, complementary work surfaces, panelled splashbacks, stainless steel sink and drainer, and appliances including an Indesit oven, 4 ring hob, washing machine and fridge/freezer; a well-proportioned double bedroom with fitted furniture; and bathroom featuring bath with shower over, low level w/c, wash basin with mixer tap over and storage beneath, and attractive wall tiling and wood effect flooring.

Lease: Share of Freehold, 999 years from 15 July 1999 (972 years remaining).

Service Charge: Ad Hoc

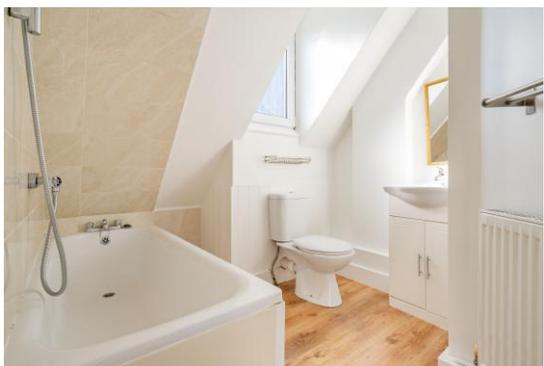
Ground Rent: Nil

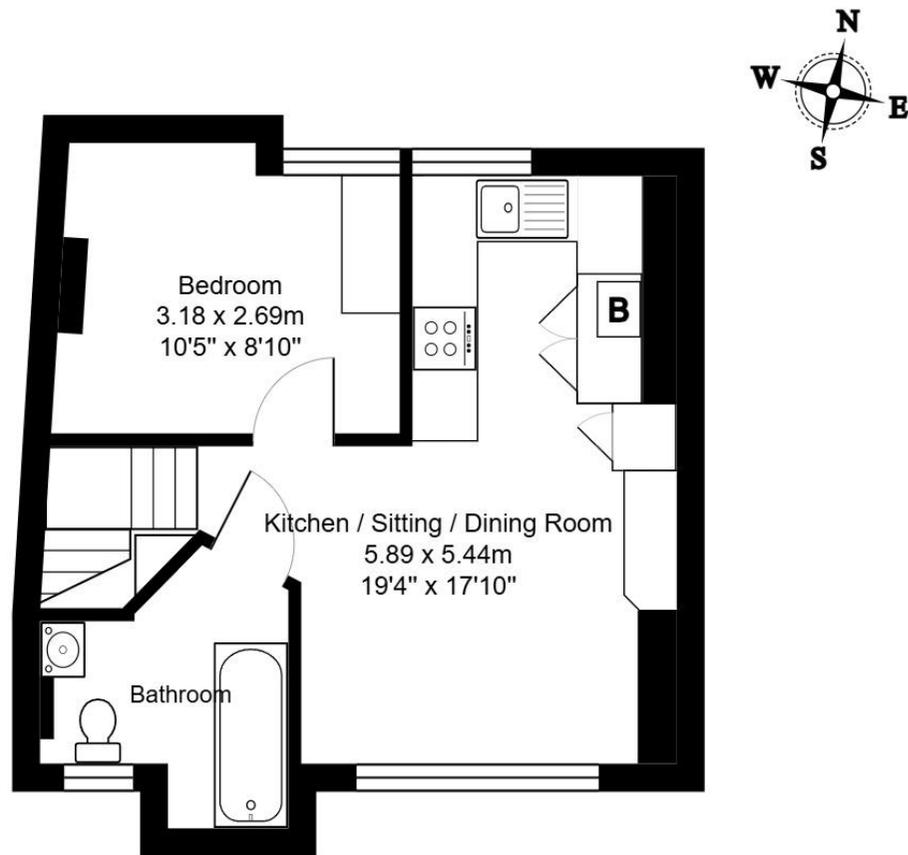
Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current EPC Rating: C

Directions: The postcode of the property is TN1 1LL





Second Floor Flat

Total Area: 33.0 m² ... 355 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.



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