

Apartment 6 Clarence House

Clarence Road • Tunbridge Wells • Kent • TN1 1HE



KINGS ESTATES
PROFESSIONALS IN PROPERTY



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Kings Estates are proud to offer this immaculately presented and recently refurbished one-bedroom first floor apartment with secure off road parking, situated in a central position within easy walking distance of the mainline train station, High Street and The Pantiles. Available with the benefit of no onward chain.

- Recently Refurbished One-Bedroom Apartment
 - Central Tunbridge Wells
 - New Kitchen
 - New Bathroom
 - Bedroom With Fitted Cupboards
 - Allocated Parking
 - Bicycle Parking
- 0.3 Miles To Tunbridge Wells Mainline Train Station
 - Close To Shops, Bars & Restaurants
 - No Onward Chain!

EPC Rating: F



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DESCRIPTION

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SITUATION

Situated on a private no through road off Church Road in the heart of Royal Tunbridge Wells. The property is ideally situated for access to the main line station, the old High Street and Pantiles area with their cafes, bars, restaurants and both independent and High Street retailers. The property is also within a short walk of the Royal Victoria Place Shopping Mall and Calverley Road Precinct, where most the High Street retailers are represented. The area in general offers a good selection of schools for all age groups, both state and independent. Recreational amenities include local golf, rugby and cricket clubs, two theatres and the Tunbridge Wells Sports and Indoor Tennis Centre located in nearby St Johns Road.

ACCOMMODATION

COMMUNAL ENTRANCE

Stairs lead to and from the first floor where this apartment is located.

FIRST FLOOR

Communal landing area, solid wood entrance door leading to and from the apartment itself.

ENTRANCE HALL

Small entrance hall open to:

OPEN PLAN SITTING ROOM / KITCHEN

SITTING ROOM AREA 12'10" x 10'4" (3.90m x 3.16m) and KITCHEN AREA 9'9" x 7'1" (2.96m x 2.15m).

Open plan room with windows to rear and side aspect, recessed ceiling mounted spotlights and ceiling mounted light, airing cupboard with shelving. New modern fitted kitchen comprising a range of wall and base units with roll top worksurfaces and matching up stands, inset circular sink with mixer tap and drainer, integrated appliances including oven with hob, splashback and extractor hood over, fridge/freezer and washer dryer.

BEDROOM 14' 3" x 8' 10" (4.34m x 2.69m)

Dual aspect room with windows to side and rear aspect. Recessed ceiling mounted spotlights, built-in wardrobe with shelving and hanging rails.

BATHROOM

New bathroom with fully tiled floor and walls, white suite comprising Aqualisa shower with sliding door, vanity unit mounted wash hand basin with mixer tap and storage under, low level WC, recessed ceiling mounted spotlights.



OUTSIDE

PARKING

Externally the flat boasts an allocated secure off-road parking space to the rear of the building.

OTHER INFORMATION

TENURE - Leasehold

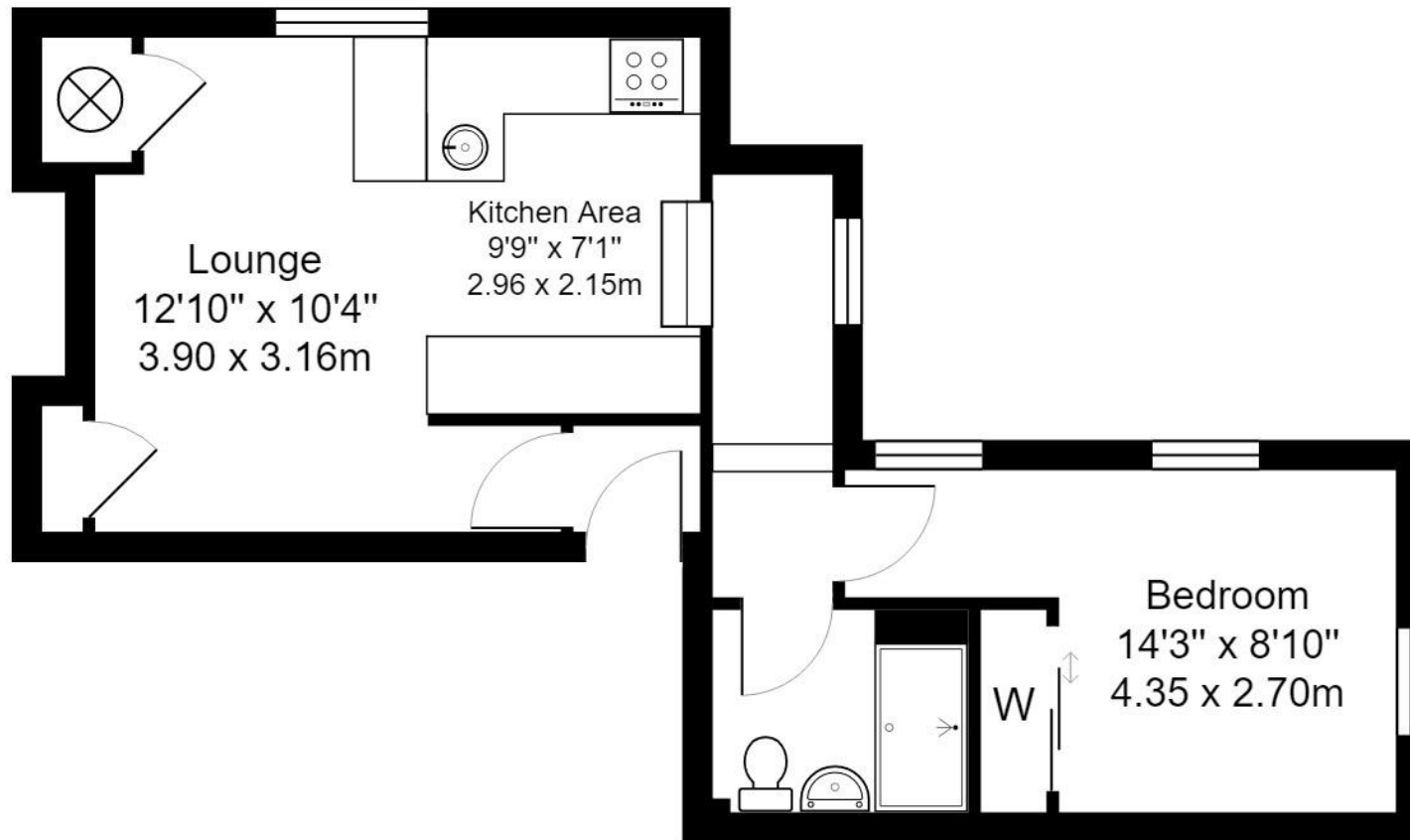
LEASE - 125 years from 2007

SERVICE CHARGE - T.B.C

GROUND RENT - T.B.C

COUNCIL TAX BAND - £1,610.34pa for the year 2019/20





Split Level First Floor

Approx. Gross Internal Area 408 sq. ft / 37.9 sq. m

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.





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