

Flat 4, 10-14 Newton Road

Tunbridge Wells • Kent • TNI IRU





Flat 4, 10-14 Newton Road

Tunbridge Wells • Kent • TN1 1RU

Kings Estates are proud to offer this spacious one-bedroom second floor flat in the centre of Tunbridge Wells with no onward chain.

- One Bedroom
- Spacious Second Floor Flat
- Sitting Room / Dining Room
 - Separate Kitchen
 - Bedroom
- Large Bathroom With Bath & Shower
 - Separate Cloakroom
- Located In The Very Centre Of Tunbridge Wells
- 0.25 Miles To Tunbridge Wells Mainline Station
- No Onward Chain!

EPC Rating: D



Tel: 01892 533367

5 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1NT

E: tunbridgewells@kings-estates.co.uk

www.kings-estates.co.uk



DESCRIPTION

Kings Estates are proud to offer this spacious one-bedroom second floor flat in the centre of Tunbridge Wells with no onward chain.

The accommodation comprises entrance hall with storage cupboard, spacious sitting room / dining room with door opening to a separate modern fitted kitchen. There is a good sized bedroom with built-in wardrobe and door which leads to a large bathroom with bath and separate shower. There is also the added benefit of a separate cloakroom.

LOCATION

Located in a superb central position within minutes of the Royal Victoria Place shopping centre, bars / restaurants and extensive shopping and social facilities.

Tunbridge Wells mainline railway station is approximately 0.25 miles distant and provides fast and frequent services to London Charing Cross/Cannon Street in approximately 45 minutes.

Tunbridge Wells also offers many supermarkets, 2 theatres, multiplex cinema complex, sports & leisure amenities and good state and private schools. The open green spaces of Dunorlan Park and Grosvenor Park / Hilbert Rec are also within approximately three quarters of a mile.

OTHER INFORMATION

COUNCIL TAX BAND - B - £1,463.04pa for the year 2020/21 (Tunbridge Wells Borough Council)

TENURE - Share Of Freehold

LEASE - 125 years from 24th June 2001

SERVICE CHARGE - £70pcm

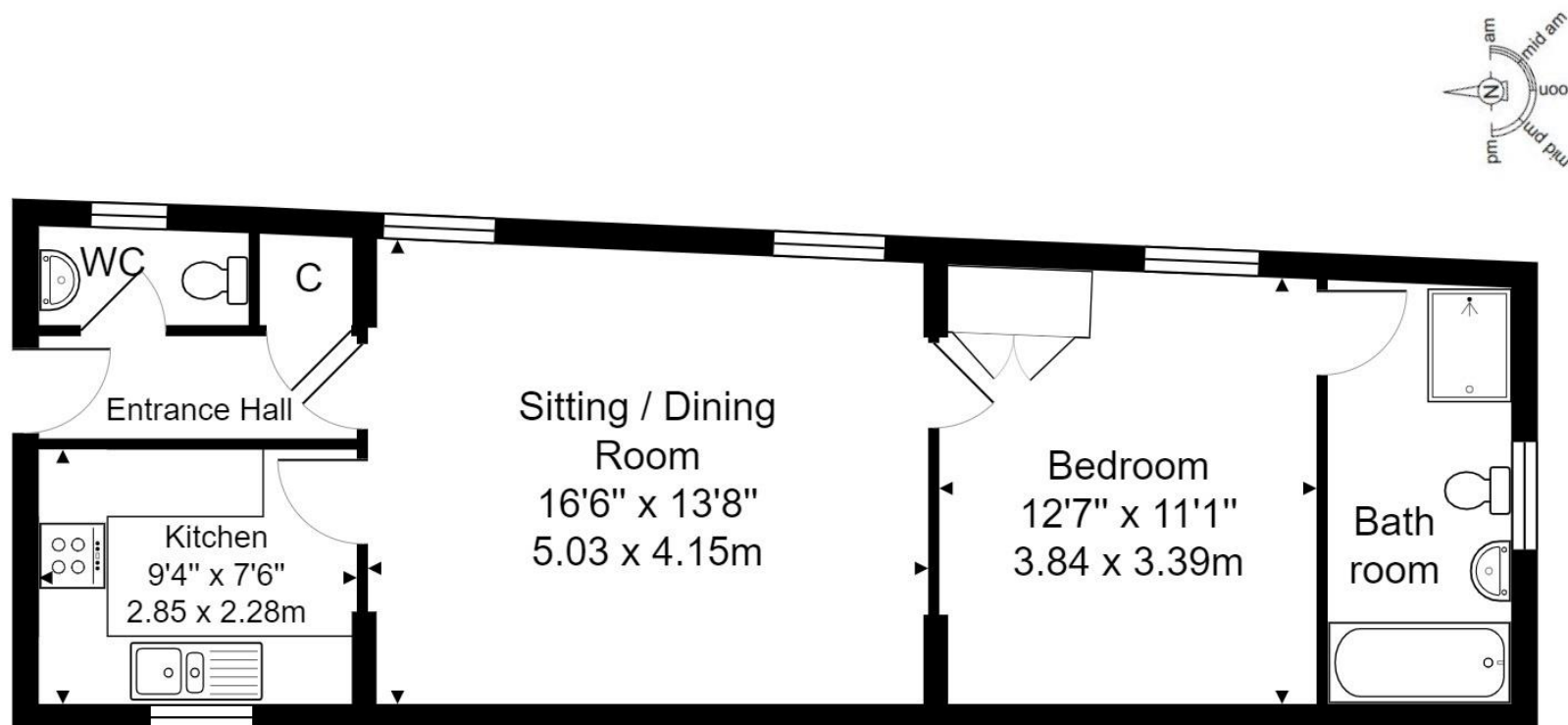
GROUND RENT - A peppercorn



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.





Approx. Gross Internal Area 570 ft² ... 53.0 m²

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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.





www.kings-estates.co.uk