

167B Camden Road, Tunbridge Wells









# 167B Camden Road, Tunbridge Wells TN1 2RF

*Centrally Located 1-Bedroom Maisonette*

## **Accommodation Summary**

- First and second floor split level maisonette
  - One double bedroom
  - Spacious living room
  - Separate kitchen
    - Bathroom
  - Private entrance
    - Garden
  - Prime location
- Easy access to mainline station
- No stamp duty for first time buyers



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A short walk from Tunbridge Wells mainline station with fast access into central London and within easy reach of Tunbridge Wells' town centre and the open green spaces of Grosvenor & Hilbert Park, is this deceptively spacious home.

Set on the first and second floor its private front door is approached through an arch way leading you to the rear with its own enclosed garden to the left.

Climbing the carpeted stairs, first on your right is the cosy living room with its large window overlooking the vibrant street below. It has plenty of space for furniture and its high ceiling and feature mantle framing a recessed hearth adds character to the room.

Behind, the kitchen offers plenty of shaker style painted units topped with wooden effect work surfaces which contrast wonderfully with the monochrome flooring. Splashes of bright yellow paintwork and contemporary white metro tiling make it a warm and inviting room with plenty of space to cook.

A couple of steps down to the rear past a useful storage cupboard is the spacious bathroom with a modern over bath shower and a rear window bringing in lots of natural light to create a relaxing bathing experience.

Returning to the kitchen and climbing the stairs to the second floor is a double master bedroom that enjoys roof top views through its Velux window.

Outside at the rear the private garden provides a perfect entertaining space in the warm summer months.

This fantastic apartment would suit first time buyers, investors and professionals alike. A must see!

Private front entrance door, which opens to carpeted stairs rising to the first floor with space for coats and shoes and door into:

**Living Room:** 15'6 x 10'8 front aspect window, wooden effect laminate flooring, radiator, chimney breast with open hearth and painted wooden mantle and opaque glazed door opening into:

**Kitchen:** 10'11 x 10'8' rear aspect window, tile effect laminate flooring, stainless steel sink with drainer and mixer tap over, space for oven, space for fridge/freezer, space and plumbing for washing machine and radiator. The kitchen has plenty of wooden effect worktop space, a good selection of painted shaker style eye and base level units and white metro tiled splash backs.

Steps down with storage cupboard and door into:







**Bathroom:** rear aspect opaque window, wooden panel enclosed bath with mixer tap and wall mounted shower fitting, pedestal wash hand basin, low level WC, part tiled walls and tile effect laminate flooring and radiator.

**Bedroom 1:** 11`9 x 10`7 rear aspect Velux window and radiator.

**General:**

Tenure: Leasehold (122 years remaining)

Local authority: Tunbridge Wells Borough Council

Service Charge/Ground Rent: £300 P/A

Council tax: Band A (£1,092.13)

EPC: E (51)

**AREA INFORMATION:**

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The vibrant Camden Road offers a wide variety of restaurants, bars and local businesses on your doorstep and the historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre a short walk away offers comprehensive shopping facilities from department stores and national chains.

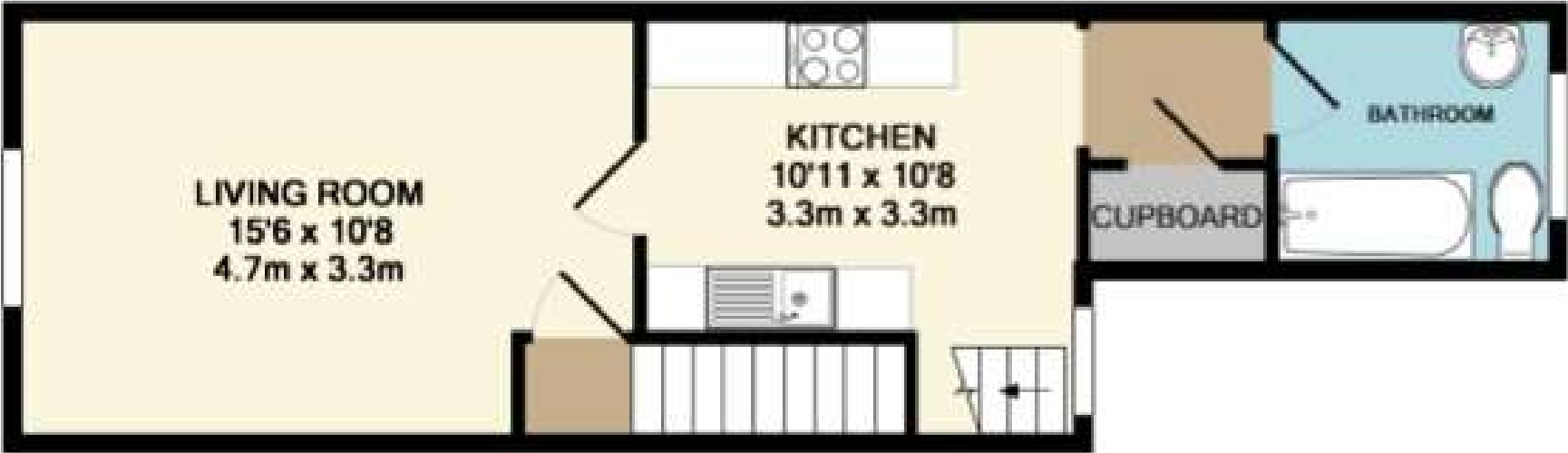
Excellent local primary schools such as St James C of E, Claremont and The Mead School sit alongside the highly regarded and sought-after girls` and boys` secondary grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Grosvenor & Hilbert and Dunorlan Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

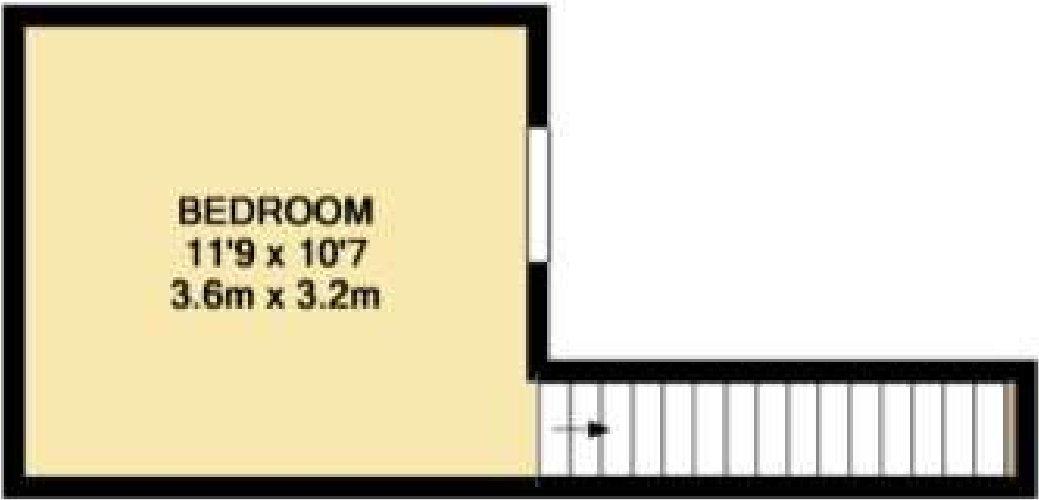
With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





GROUND FLOOR  
APPROX. FLOOR  
AREA 357 SQ.FT.  
(33.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 153 SQ.FT.  
(14.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 510 SQ.FT. (47.4 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	56
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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