

23A Monson Road, Tunbridge Wells





23A Monson Road, Tunbridge Wells TN1 1LS

Perfectly Located 3-Bedroom Split Level Period Apartment

Accommodation Summary

- Period apartment on first and second floors
 - 3 bedrooms
 - Spacious living/dining room
 - Kitchen/breakfast room
 - Conservation area
- Separate cloakrooms, one with utility space
 - Allocated parking space
- A short walk to mainline station and high street
- Investment opportunity - requires refurbishing, which is reflected in the price



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This spacious apartment, the size of a three bedroom house, is set in the middle of a handsome terrace of Victorian town houses, in a short cul-de-sac. Converted to high standards of fire and sound proofing, the apartment is touchingly close to the town's restaurants, shops and cafes and within a short walk of mainline stations, making it perfect for young professionals with commuting needs.

The commanding exterior of this property has recently been repainted. The original shared entrance door, with intercom, opens into a newly decorated communal hallway of Victorian proportions.

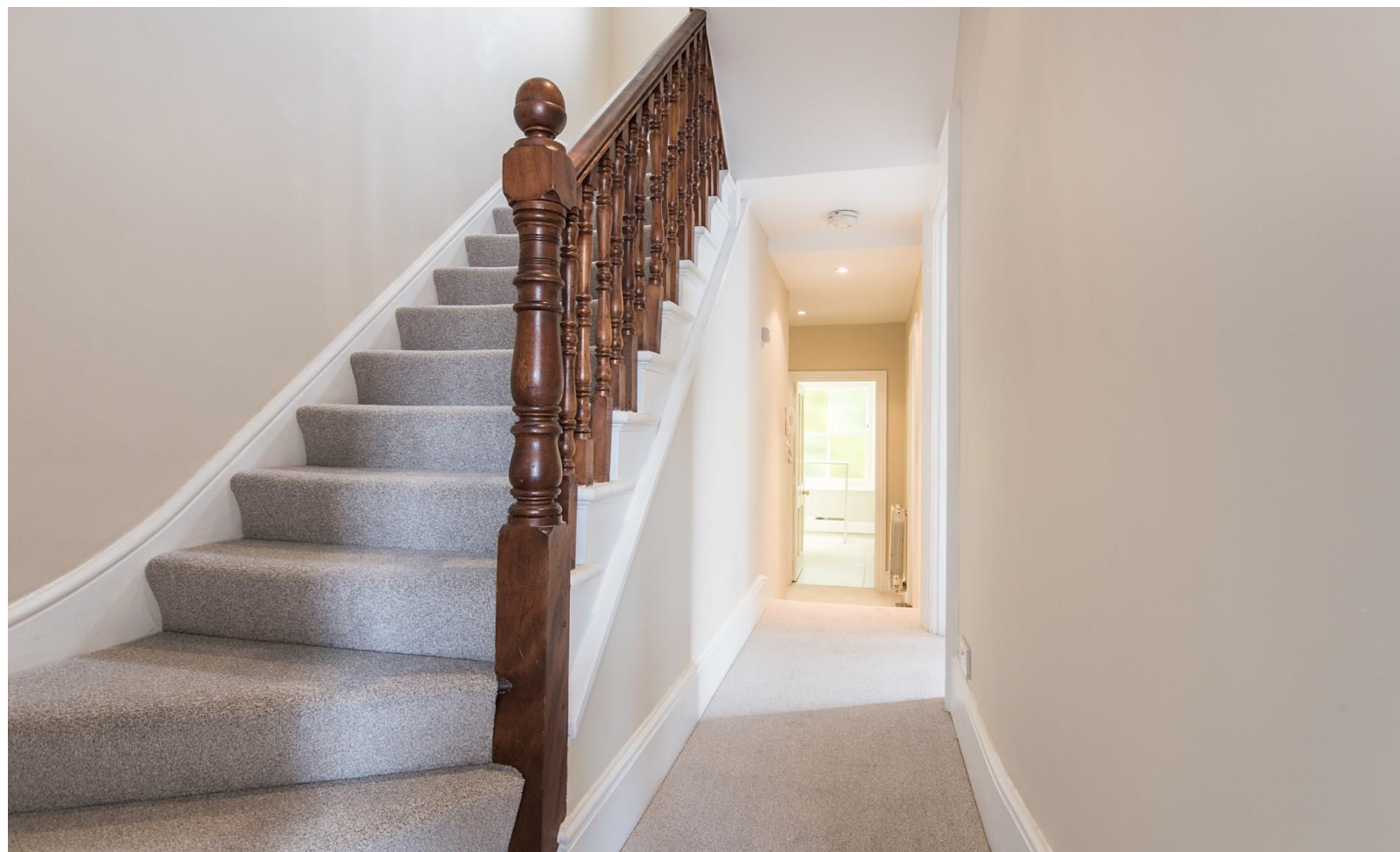
The apartment's own front door opens into a hallway with the spacious living room at the front. It's large original bay sash windows, overlooking the street below, bounce light across the room. A high ceiling and beautiful feature marble and tile fireplace add character and style to the room which has ample space for comfy furniture and a table and chairs for dining.

Returning to the hallway, there is access to a double bedroom with its own period cast iron fireplace and a cloakroom next door that houses a new washing machine

The kitchen at the rear is a good size and would benefit from updating. Some of the appliances are almost new.

Climbing the stairs to the first floor are two further bedrooms, the larger of the two at the front being a good size light and airy room with double wardrobes, the rear with good quality double glazed painted hardwood replacement window and the original Victorian cast iron fireplace.

The door to the bathroom has attractive etched glass panels. There is an Ideal Standard P shape shower bath and a basin. A separate WC is on this floor.





Communal Entrance Door, which opens to: hallway with stairway to the apartment's own front door. This opens onto:

Entrance Hallway with radiator and doors to:

Living Room: 16'11 x 13'9 front aspect bay window overlooking the street, fireplace with marble surround and tiled hearth, original tiling and cast-iron insert and 2 radiators.

Bedroom 2: 11'3 x 10'10' Rear aspect window, period fireplace and radiator.

Cloakroom: side aspect opaque windows, low level WC, pedestal hand wash basin, Karndean wooden effect vinyl flooring, space and plumbing for boiler and washing machine and radiator.

Kitchen/breakfast room: 10'8 x 8'11' Rear aspect opaque coloured window, tiled flooring, stainless steel 1 ½ bowl sink with drainer and mixer tap over, dishwasher, fridge/freezer, integrated electric oven with 4 ring gas hob above, extractor fan and stainless steel splash back. The kitchen has plenty of worktop space, a good selection of eye and base level units and a breakfast bar although it would benefit from a new owner putting his/her own stamp on it.



Stairs up to first floor split level landing with rear aspect window, eaves storage and stairs to:

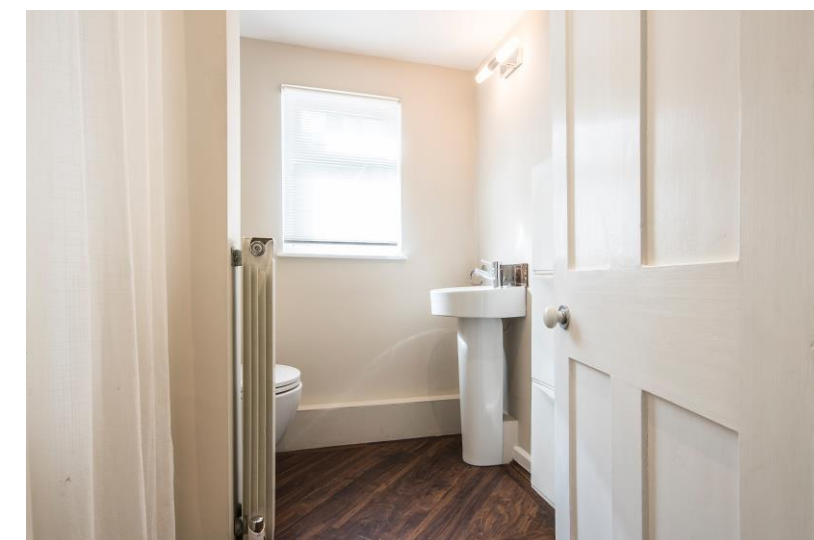
Bedroom 1: 16'11 x 12'6' front aspect window, 2 x fitted double wardrobes and radiator.

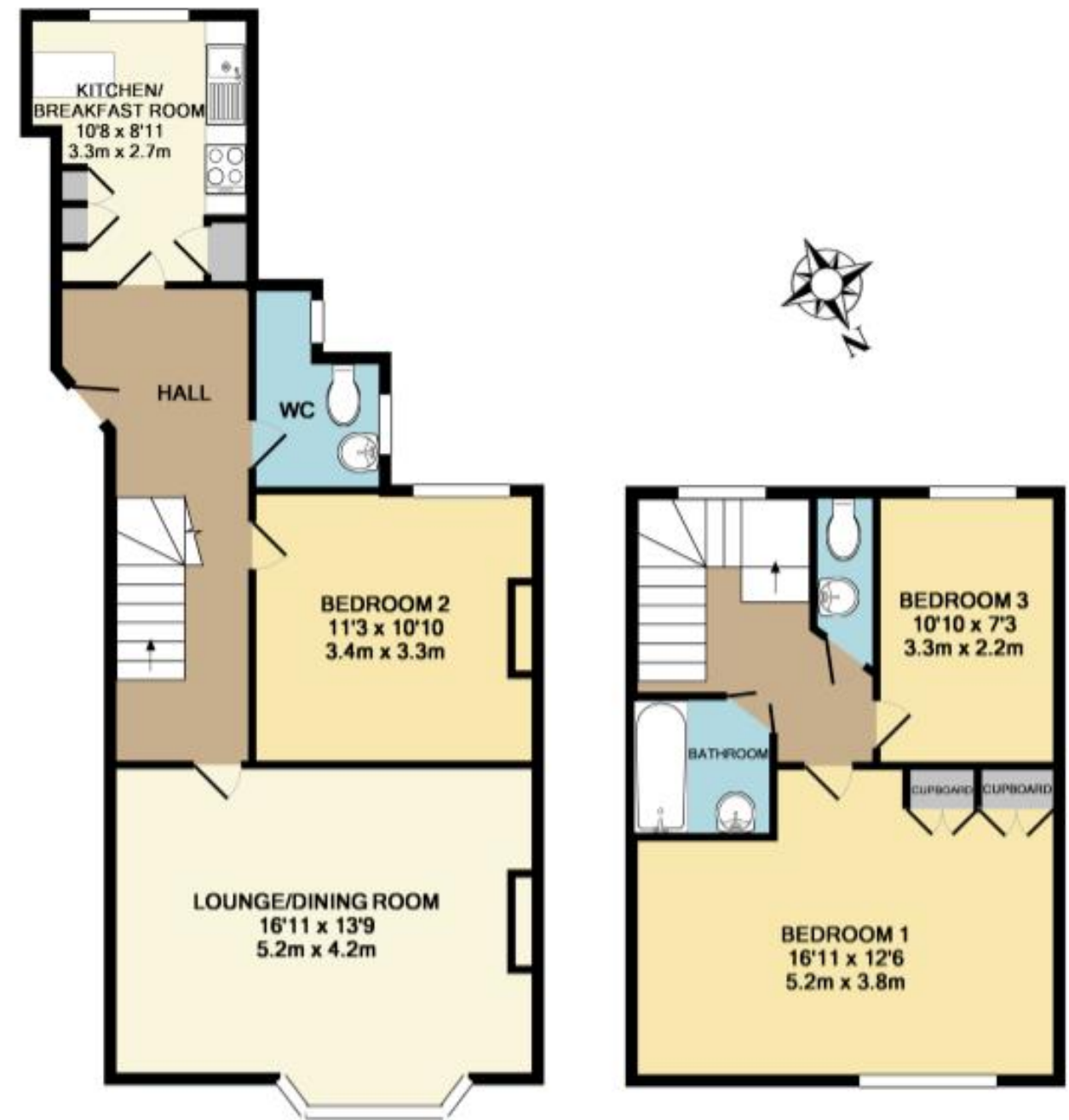
Bedroom 3: 10'10 x 7'3' rear aspect window and radiator.

Bathroom: with P shaped panel enclosed bath with wall mounted mixer tap, wall mounted shower fitting, wall hung hand wash basin, tiled flooring and extractor fan.

Cloakroom: low level WC, wall hung hand wash basin, tiled flooring, extractor fan and radiator.

Outside: Single allocated parking space directly in front of the building.

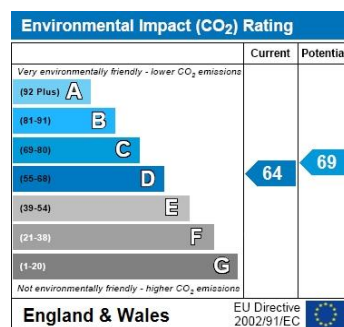
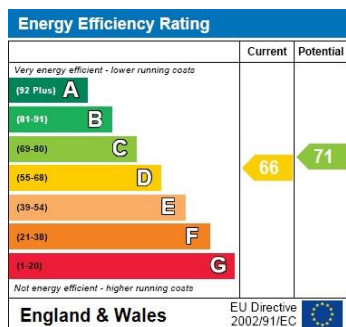




1ST FLOOR
APPROX. FLOOR
AREA 581 SQ.FT.
(53.9 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 974 SQ.FT. (90.5 SQ.M.)





General:

Tenure: Leasehold

Lease Term: 112 years, expiry 2133

Local authority: Tunbridge Wells Borough Council

Ground Rent: £50.00 P/A

Council tax: Band C (£1,667.00)

EPC: D (66)

AREA INFORMATION: Tunbridge Wells, Kent

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 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 offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls` and boys` 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 Dunorlan and Grosvenor 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.



