

87 Addison Road, Tunbridge Wells





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Immaculate Spacious 2-Bedroom Maisonette

Accommodation Summary

- First and second floor split level maisonette
 - Private entrance
 - 2 double bedrooms, 1 en-suite
 - Modern bathroom
 - Spacious living room
 - Stylish kitchen/dining room
- Allocated parking space with additional visitor parking
 - 0.3-mile distance to mainline station
 - 0.2-mile distance to park
- No stamp duty for first time buyers



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A short walk from High Booms 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 allocated parking next to the property and additional spaces for your visitors.

Climbing the carpeted stairs to a bright landing with useful airing cupboard, first on your left is the master bedroom with graceful proportions that give a very tranquil feeling. Triple fitted wardrobes offer plenty of storage whilst a contemporary, modern en-suite adds to the feeling of luxury that the room certainly delivers on.

Next door is the spacious bathroom with a hand-held shower attachment over the bath and a long vanity unit with cupboards and shelving under.

To the rear of the landing is the second bedroom which is also a double that enjoys leafy views through its large window.

Up a further flight of stairs to the second-floor and straight ahead is the cosy living room with its window overlooking the quiet street below. It has plenty of space for furniture and its feature fireplace with electric fire adds character and warmth to the room.

Behind, the kitchen/dining room offers plenty of wooden effect units topped with contrasting work surfaces separated by integrated appliances. A rear window floods the room with light making it a warm and inviting room with lots of space to cook and dine.

This fantastic property 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, airing cupboard housing water cylinder and boiler with shelf for linen, radiator and doors into:

Bedroom 1: 12' 10 x 12' 6 front aspect double glazed windows, triple wardrobe, part mirrored, with hanging rails and shelving, radiator and door into:

En-Suite Shower Room: corner shower cubicle with wall mounted shower attachment, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, radiator, tiled flooring and extractor fan.

Bathroom: wooden effect panel enclosed bath with mixer tap and hand-held shower attachment, wooden effect vanity unit with wash hand basin over and cupboard and open shelving under, low level WC, part tiled walls, tiled flooring, radiator and extractor fan.





Bedroom 2: 14`4 x 7`5 rear aspect double glazed window and radiator.

Stairs rising to the second floor and doors into:

Living Room: 15` x 13`3 front aspect double glazed window, fireplace with tiled hearth, wooden mantle and electric fire insert and radiator.

Kitchen/Dining Room: 14`5 x 10`6` rear aspect double glazed window, tiled flooring, 1 ¼ stainless steel sink with drainer and mixer tap over, integrated electric oven with 4 ring gas hob over, stainless steel extractor, space for fridge/freezer, integrated washing machine, ceiling loft access hatch and radiator. The kitchen has plenty of worktop space, a good selection of wooden effect eye and base level units and ample room for a dining table and chairs.



General:

Tenure: Leasehold

Length of Lease: 142 years

Ground Rent: £270 p/a

Service Charge: £926 p/a

Freeholder: Estates & Management Ltd

Managing Agent: First Port Property Services

Local authority: Tunbridge Wells Borough Council

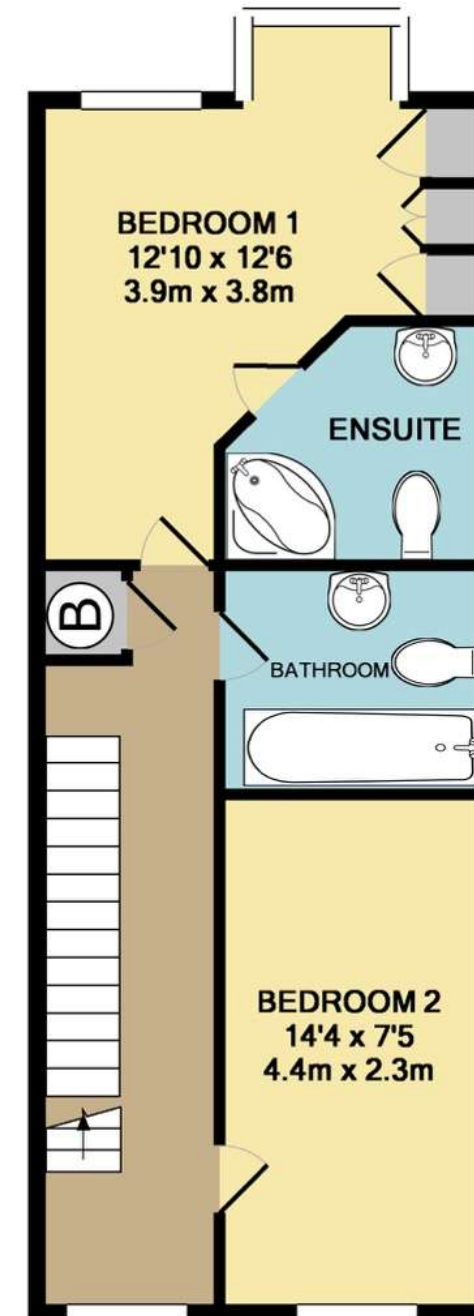
Council tax: Band D (£1,709)

EPC: C (81)

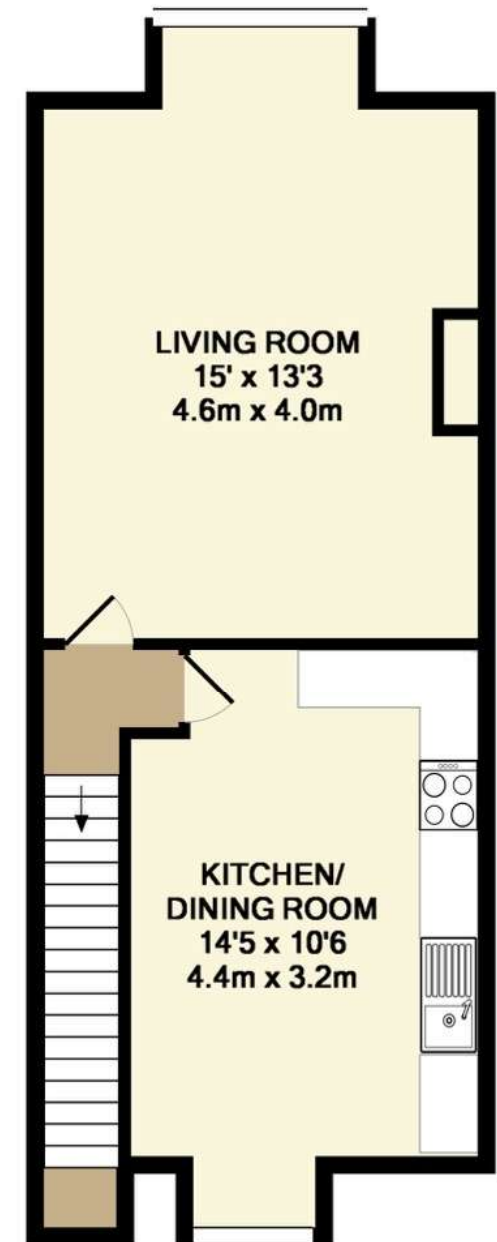


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 SQ.M.)
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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.

Addison Road is ideally located with local convenience stores and a bakery on its doorstep with a short walk to the town centre satisfying all your other needs with Royal Victoria Place Shopping Centre offering comprehensive shopping facilities from department stores and national chains. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Finally, Longfield Road which is just 2 miles away has several supermarkets and businesses and also a cinema and a bowling alley.

Excellent local primary schools such as St Johns Church of England Primary 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 Park just a few minutes walk away and Dunorlan Park, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, High Brooms and Tunbridge Wells, 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. High Brooms station is a mere 7 minute walk from the property.

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



