

Flat 3, Lansdowne House, John Street, Tunbridge Wells





Flat 3, Lansdowne House, John Street, Tunbridge Wells TN4 9PJ

*FOR SALE ON A 50% SHARED EQUITY BASIS (£90k investment based on £180k Guide Price)
Smart 1-bed apartment in a contemporary purpose-built block*

Accommodation Summary

- For sale on a 50% shared equity basis, subject to qualification
 - Ground floor apartment in contemporary block
 - 1 double bedroom
 - Open plan living/dining room
 - Stylish kitchen
 - Modern bathroom
 - Private entrance
 - Allocated parking in gated car park
 - Sought after St John's area
 - Approximately 1.1 miles from mainline station



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



FOR SALE ON A 50% SHARED EQUITY BASIS (£90k investment based on £180k Guide Price).

This apartment sits in the popular St Johns quarter of Tunbridge Wells with local vibrant coffee shops, restaurants and convenience stores on its doorstep. It is also touchingly close to the town centre and mainline stations making it perfect for young professionals with commuting needs.

A smart gated off-street car park to the rear of the building leads you round to the apartment's own front door at the far end.

Entering into the wide hallway with neutral décor and warm wooden effect flooring, a deep storage cupboard at the far end provides plenty of storage.

First on the left is the bathroom with a shower over the bath, its window reflecting light off its white tiles creating a soothing bathing experience.

Beyond is the bedroom which has a very bright feeling with light flooding in through its large window. There is plenty of room for bedroom furniture too.

Across the hallway the light walls of the living space are offset by the warm tones of the wooden effect floor with a deep red feature wall adding character. The dimensions of the living space offer ample room for a deep sofa and a dining table and chairs.

The well separated kitchen area forms an open U space at the far end of the living room enabling you to chat to friends and family as you prepare dinner. Plenty of wooden effect units topped with dark grey work surfaces are separated by the integrated NEFF oven.

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





Private Entrance Door opening into:

Entrance Hall with wooden effect flooring, space for coats and shoes, radiator, under stairs storage cupboard and doors to:

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

Bedroom: 15'3 x 9'6' front aspect double glazed window overlooking the road and radiator.

Kitchen/Living/Dining Room: 19'5 x 11'8' front aspect double glazed window, wooden effect laminate flooring and radiator. Kitchen: with integrated NEFF electric oven, 4 ring gas hob, stainless steel extractor fan, space for fridge/freezer, stainless steel sink with drainer, space and plumbing for washing machine and wall hung Worcester boiler. The kitchen has a selection of wooden effect eye and base level units topped with dark grey work surfaces.

Outside: to the rear of the property is a block brick car park with an allocated parking space which is accessed through a secure set of electric gates with a pedestrian gate to the side.

General:

Length of lease: 114 years remaining

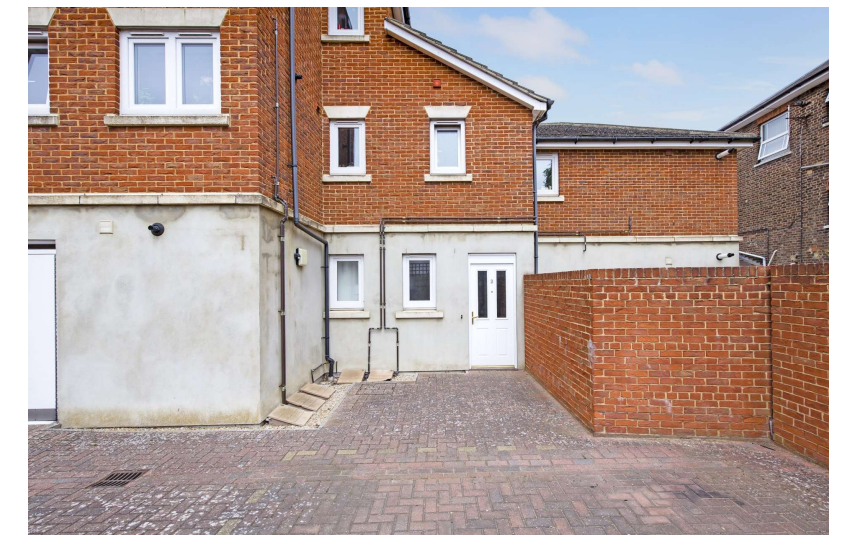
Freeholder rent: £249.23 p/m

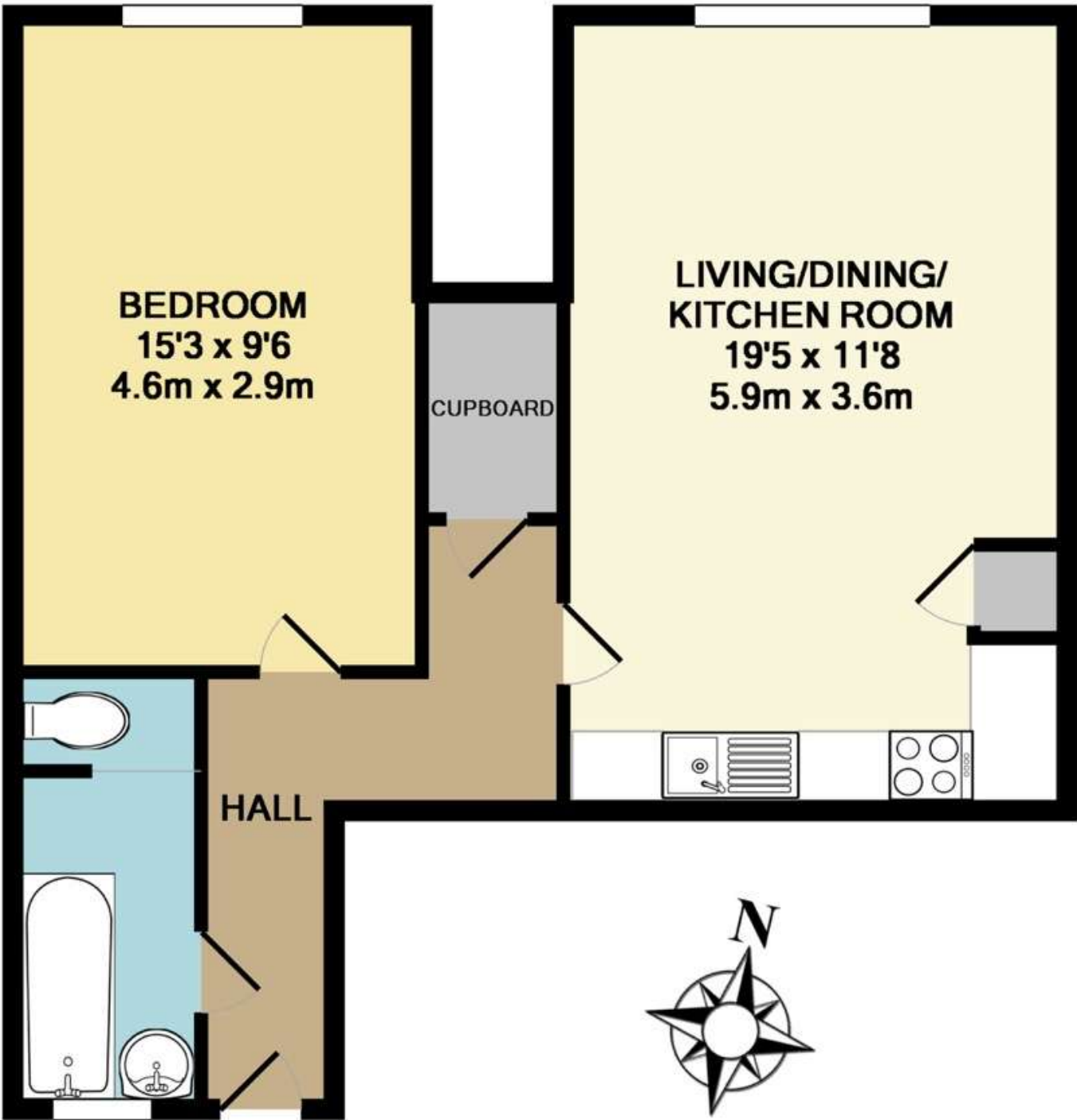
Service charge: £49.37 p/m

Managing agent and freeholder: West Kent Housing Association

Council tax: Band B (£1,335.21) / EPC: C (79)

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 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 St John's Church of England Primary 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, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as the St John's Recreational Ground, 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. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





TOTAL APPROX. FLOOR AREA 481 SQ.FT. (44.7 SQ.M.)
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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	

