

1a Queens Road, Tunbridge Wells





1a Queens Road, Tunbridge Wells TN4 9LL

Stylish 1-bed Period Apartment, Within A Mile Of The Town Centre And Station

Accommodation Summary

- 1-bed lower ground floor apartment (sought after St Johns area)
 - Open plan living/dining room
 - 1 double bedroom
 - Bright and spacious interior
 - Modern bathroom
 - No onward chain
- Approximately 1-mile from mainline stations
 - Share of freehold



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This 1-bedroom lower ground floor apartment sits on the popular Queens Road in the sought after St Johns quarter of Tunbridge Wells.

It is a short walk from the local vibrant coffee shops, town centre and mainline stations making it perfect for young professionals with commuting needs.

Spanning the entire lower ground floor of a double fronted detached Victorian conversion, neutral and fresh décor with wooden laminate flooring throughout seamlessly link each room giving a true sense of space and light.

Entering through a communal hallway the flat's own private front door opens into a private hallway with space for coats. A large storage cupboard cleverly conceals the washing machine and dryer.

The spacious living room is flooded with light from its three period front windows and with ample room for a deep sofa and a dining table and chairs it is the perfect space to relax or entertain in.

Next door the galley style kitchen is small but perfectly formed with plenty of cream wall and base units, worktop space and integrated oven, hob and fridge/freezer. A window above the sink enables you to star gaze as you wash up.

Across the hall is the large restful double bedroom with its leafy views of the street and church opposite.

The modern bathroom with its white fittings and contemporary tiles with a wall attached shower over the bath offer a soothing bathing experience.

With its generous room proportions, proximity to the shops and fantastic commuter links on its doorstep, this flat is a must see!

Communal Side Entrance Door, which opens to:

Communal Reception Hall: leading to the flat's own front door opening onto:

Entrance Hallway: with entry phone system, space for coats, storage cupboard housing the washing machine and dryer, laminate wooden floor and doors to:

Living Room: with front aspect windows overlooking the street, wooden laminate flooring and radiators.

Kitchen: with front aspect window, integrated oven with 4 ring gas hob above, extractor fan, integrated fridge/freezer, stainless steel sink with drainer and mixer tap over, wooden laminate floor and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units, some glazed.



Bedroom: with front aspect windows with views of the street, fitted double cupboard with internal shelving, wooden laminate flooring and radiator.

Bathroom: with panel enclosed bath with mixer tap, wall mounted shower fitting and hand held shower attachment, glass shower bath screen, pedestal wash basin with mixer tap over and mirrored wall mounted cabinet at eye level above, low level WC, heated towel rail, tiled walls and floor.

General information:

Lease: 121 years remaining

Service charge and ground rent: £600.00 P/A

Freeholder: One QR Management Company Ltd.

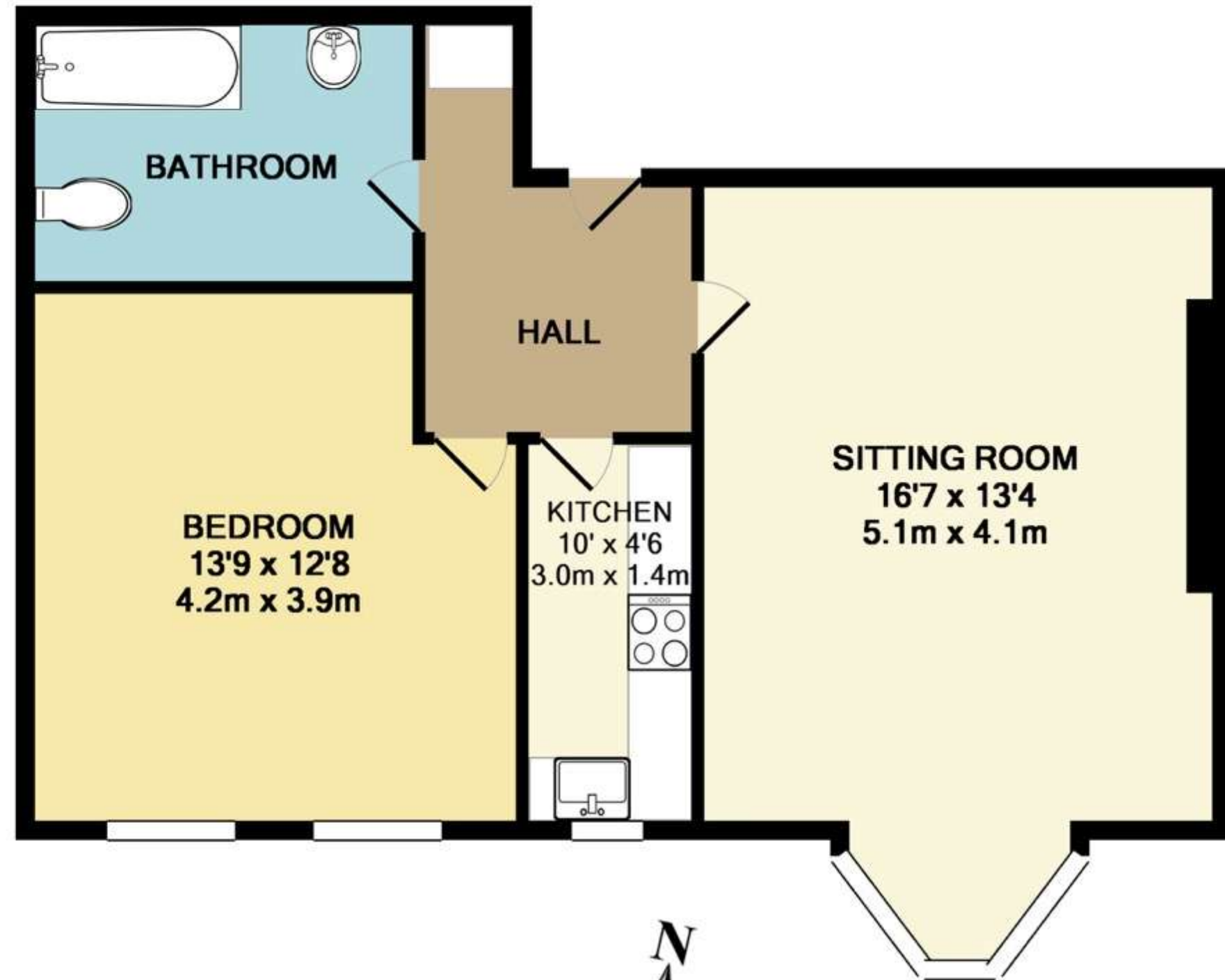
Local authority: Tunbridge Wells Borough Council

Council tax: Band B (£1,220)

EPC: D (63)

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	63	
(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
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 515 SQ.FT. (47.8 SQ.M.)
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