

3 Addison Road, Tunbridge Wells





3 Addison Road, Tunbridge Wells TN2 3GG

Smart 1-Bedroom Apartment With Private Parking

Accommodation Summary

- Ground floor apartment
 - Private entrance
 - 1 double bedroom
- Modern en-suite bathroom
 - Living/dining room
 - Stylish kitchen
- Allocated parking space with additional visitor parking
 - 0.4-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.

Its private entrance door opens into the living/dining room which is flooded with light from its square front aspect bay window. It has plenty of space for relaxing and entertaining and its feature fireplace with electric fire adds character and warmth to the room.

The kitchen, which opens off the living room, is a practical yet effortlessly stylish space with glossy white cupboards and contrasting work surfaces. It has plenty of units, counter space, an integrated oven and space for additional appliances. The sink sits cleverly beneath the internal window that draws natural light in from the living room.

Behind is a lobby space with access into the separate cloakroom.

At the rear is the good-sized bedroom which is bathed in light from its large window.

A fresh contemporary en-suite bathroom with shower over the bath completes the apartment.

There is allocated parking next to the property and additional spaces for your visitors.

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

Private front entrance door, which opens to:

Living/Dining Room: 15'3 x 13'7 front aspect double glazed square bay window, internal window overlooking kitchen, fireplace with wooden mantle and electric fire insert, space for coats and shoes, storage cupboard housing water cylinder, wall mounted electric heater and opening into:

Kitchen: 8'5 x 6'1 tile effect vinyl flooring, 1 ½ stainless steel sink with drainer and mixer tap over, integrated electric oven with 4 ring electric hob over, stainless steel extractor, space for fridge/freezer and space and plumbing for washing machine. The kitchen has plenty of worktop space and a good selection of white gloss eye and base level units.





Lobby opening into:

Cloakroom: low level WC, vanity unit with wash hand basin, tile effect vinyl flooring and wall mounted electric heater.

Bedroom: 10'11 x 9'7 rear aspect double glazed window, wall mounted electric heater and door into:

En-Suite Bathroom: wooden effect vanity unit with wash hand basin over and cupboard and open shelving under, wooden effect panel enclosed bath with mixer tap and wall mounted shower attachment and glass shower screen, part tiled walls, tile effect vinyl flooring, heated towel rail and extractor fan.

Outside: allocated parking space in block brick off street driveway, bin storage area and visitor parking spaces.

General:

Tenure: Leasehold

Length of Lease: 139 years

Ground Rent: £230.00 P/A

Service Charge: £900.00 P/A

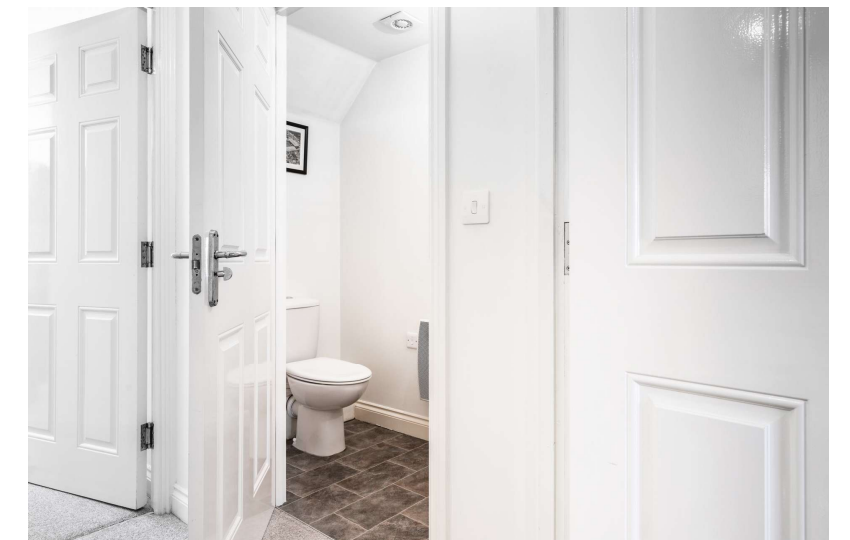
Freeholder: Estates & Management Ltd

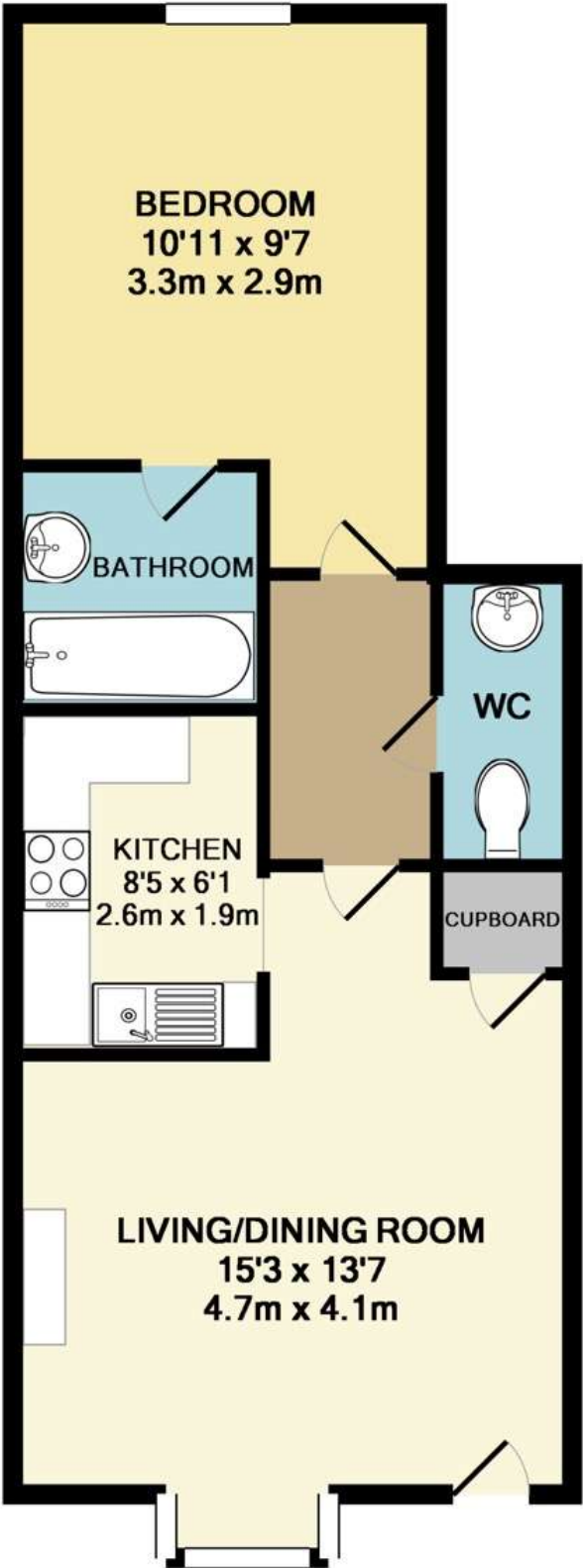
Managing Agent: First Port Property Services

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,519.00)

EPC: 65 (D)

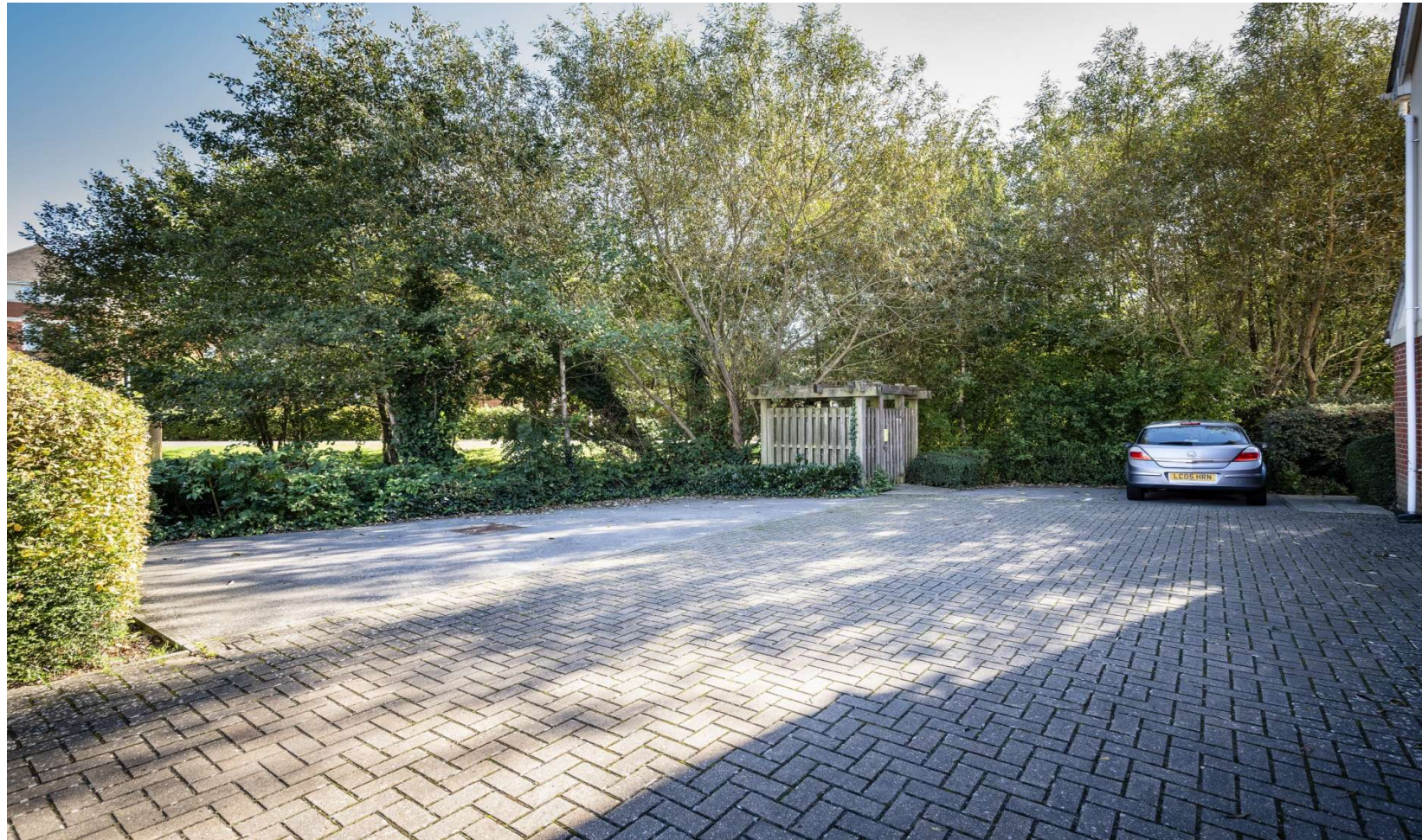




TOTAL APPROX. FLOOR AREA 439 SQ.FT. (40.8 SQ.M.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - 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	75	76
(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



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.



