

19 Railway House, Jackwood Way, Tunbridge Wells





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Smart 2-Bedroom Apartment With Parking

Accommodation Summary

- Top floor apartment in contemporary block
 - Spacious living/dining room
 - Stylish fitted kitchen
- 2 double bedrooms, 1 en-suite
 - Modern bathroom
 - Parking space
 - Communal garden
- Less than a mile from station and town centre
- Investment opportunity with rental of £850.00 PCM
 - No chain



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This stylish apartment is set on the third floor of a smart contemporary block which itself sits on a cul-de-sac with a leafy backdrop that is within walking distance of the town's amenities.

A hard surface parking area with a coded barrier sits in front of the main entrance with neat lawns and hedging fronting the pathway that leads you to the shared entrance door opening into the communal hallway.

The apartment's own front door opens into a hallway with a loft access ceiling hatch for storage.

First on the right is the living/dining room whose windows flood the room with light and give you tree top views. The room has ample space for comfy furniture and a table and chairs for dining.

The well separated kitchen area at the far end of the living room enables you to chat to friends and family as you prepare dinner. Plenty of wooden effect units topped with work surfaces are separated by space for appliances and a fitted electric oven.

Returning to the hallway, the modern bathroom with a shower over the bath creates a relaxing and contemporary bathing experience.

Opposite, the second bedroom is a generous double with a large window bringing in lots of natural light.

Completing the flat is a double master bedroom that enjoys its own en-suite shower room.

Outside there is a communal garden to the side which is laid mainly to lawn with seating areas and pathways winding through for ease of access. It is a pretty space with stocked flower beds and trees at its perimeters. It can be accessed from the street or internally through the communal hallway.

Being a short walk from the town centre, the Grosvenor & Hilbert Park and mainline stations, this home is perfect for young professionals with commuting needs. It is also currently tenanted at £850.00 PCM, so would make a perfect investment opportunity for a buy to let investor. A must see!

Communal Entrance Door, which opens to:

Communal Entrance Hall: leading to the stairs up to the third floor and the flat's own front door opening into:

Entrance Hallway: with entry phone, ceiling loft access hatch and doors to:

Living/Dining Room: 15 x 18'3 side aspect double glazed windows, radiators and opening into:





Kitchen: 7'5 x 7'9 side aspect double glazed window, laminate flooring, 1 ½ stainless-steel sink with drainer and mixer tap over, electric oven with 4 ring electric hob above with pull out extractor hood above, space for fridge freezer, space and plumbing for washing machine and wall hung boiler. The kitchen has plenty of worktop space and a good selection of wooden effect eye and base level units with a tiled splash back.

Bathroom: panel enclosed bath with mixer tap, wall mounted shower fitting and glass shower bath screen, hand wash basin set on vanity shelf, concealed cistern WC, radiator, extractor fan, laminate flooring and cupboard with shelving.

Bedroom 1: 10 x 11 side aspect double glazed window, radiator and door to:

En-suite: walk in shower cubicle with wall mounted shower, hand wash basin set on vanity shelf, concealed cistern WC, part tiled walls, radiator, extractor fan and laminate flooring.

Bedroom 2: 10 x 7'3 side aspect double glazed window and radiator.

Outside: to the side is an off-road parking space with a coded entrance barrier. There is a communal garden to the other side which can be accessed from the communal entrance hallway or the street which has areas of lawn, seating, mature stocked flower beds, pathways and trees at the perimeters.

General:

Tenure: Leasehold

Length of lease: 114 years

Local authority: Tunbridge Wells Borough Council

Ground Rent: £250.00 P/A

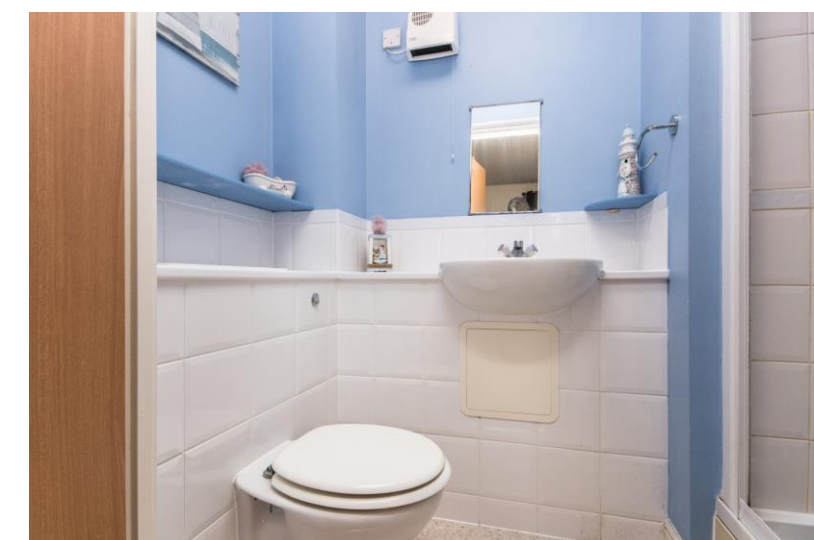
Service Charge: £1,440.00 P/A

Managing Agent: TBC

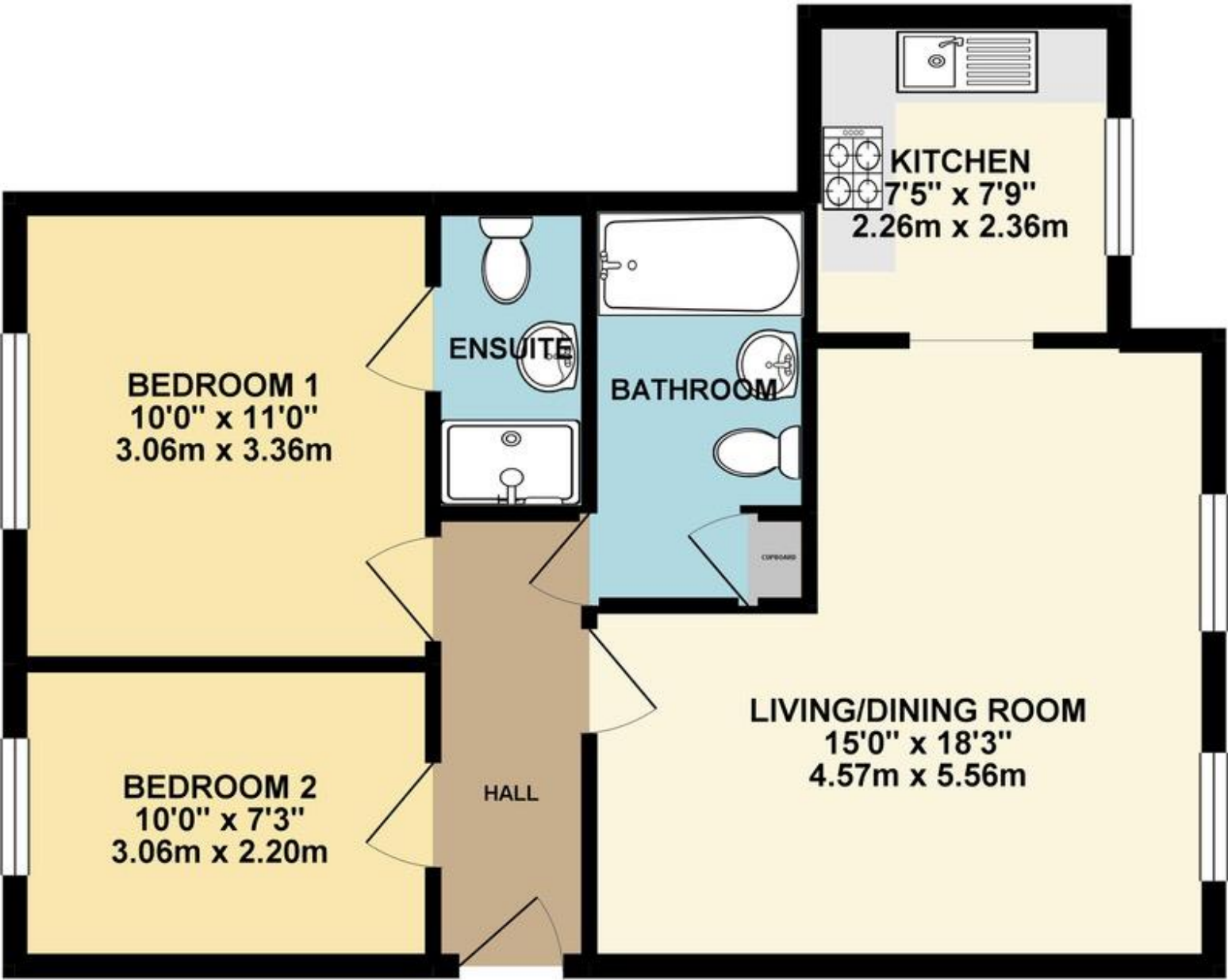
Freeholder: Sinclair Gardens Investments (Kensington Ltd.)

Council tax: Band D (£1,709.00)

EPC: B (84)



GROUND FLOOR 601.70 sq. ft.
(55.9 sq. m.)



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

TOTAL FLOOR AREA : 601.70sq. ft. (55.90 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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 Grosvenor and Dunorlan, 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.





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