

# 9 Addison Road, Tunbridge Wells





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*Bright Immaculate 1-bedroom Apartment With Private Parking*

## Accommodation Summary

- Top floor apartment
  - 1 double bedroom
  - Modern 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 onward chain
  - No stamp duty for first time buyers



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Set in a neat and contemporary purpose-built block screened from the road by leafy trees you will be immediately struck by this apartment's smart exterior.

It is ideally located being 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.

A communal part glazed entrance door fronted by smart off-road parking leads you up the stairs to its private front door.

Stepping into a welcoming entrance hallway with deep storage cupboards, the contemporary bathroom is first on your right with a shower over the bath, vanity unit and heated towel rail.

Next door is the good sized bedroom which is flooded with light from its large windows.

At the end of the hallway is the spacious living/dining room which has plenty of room for relaxing and entertaining. It has dual aspect large windows and glazed doors with Juliet balconies drawing in lots of natural light and offering leafy tree top views.

The kitchen, which opens off the living room, is a practical yet effortlessly stylish space with wooden effect cupboards and contrasting work surfaces. It has plenty of units, counter space, an integrated oven with hob and extractor above.

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

Ready to move into or rent this great apartment would be perfect for professionals who need to commute and investors alike. A must see!

**Part glazed Communal Front Entrance Door which opens to:**

**Communal Entrance Hall with stairs leading to the first-floor landing and further stairs to the second floor and the apartment's own private entrance door, which opens to:**

**Entrance hallway:** airing cupboard housing the water cylinder with shelving for linen, entry phone, storage cupboard housing the fuse box with space and plumbing for a washing machine and a shelf, wall mounted electric heater, ceiling loft access hatch into a fully insulated loft, wooden effect flooring and doors opening into:

**Bathroom:** front aspect opaque double-glazed window, vanity unit with wash hand basin with mixer tap over and cupboards and open shelving under, panel enclosed bath with mixer tap and wall mounted shower attachment and glass shower screen, part tiled walls, wooden effect flooring, heated towel rail and low level WC.

**Bedroom:** side aspect double glazed windows, wooden effect flooring and wall mounted electric heater.

**Living/Dining Room:** rear and side aspect double glazed windows, rear and side aspect glazed doors with Juliet balconies, wall mounted electric heaters, wooden effect flooring and opening into:



**Kitchen:** wooden effect flooring, 1 ½ stainless steel sink with drainer and mixer tap over, integrated electric oven with 4 ring electric hob over, stainless steel extractor and splashback and space for fridge/freezer. The kitchen has plenty of worktop space and a good selection of wooden effect eye and base level units.

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

**General:**

Tenure: Leasehold

Length of Lease: 141 years

Service Charge: £1,106.00 P/A

Ground Rent: £200.00 P/A

Freeholder: Estates & Management Ltd

Managing Agent: First Port Property Services

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,604.00)

EPC: D (68)



GROUND FLOOR 53.48 sq. m.  
( 575.65 sq. ft. )



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                         |
| (92 Plus) <b>A</b>  |           | <b>69</b>               |
| (81-91) <b>B</b>  |           |                         |
| (69-80) <b>C</b>  |           |                         |
| (55-68) <b>D</b>  | <b>65</b> |                         |
| (39-54) <b>E</b>  |           |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                         |
| England & Wales   |           | EU Directive 2002/91/EC |

TOTAL FLOOR AREA : 53.48 sq. m. ( 575.65 sq. ft. ) 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.

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.



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