

2a Avon Street, Tunbridge Wells





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Stylish Immaculate 2-Bedroom Split Level Maisonette

Accommodation Summary

- Ground and lower ground split-level maisonette
 - 2 double bedrooms
 - Stylish kitchen/dining room
 - Living room
 - Bathroom
 - Private entrance
 - Courtyard garden
 - Off street parking
 - Share of freehold
 - Chain free



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This fantastic property is ideally located a short walk from local shops, sought after schools and excellent transport links.

With an off street parking space to the side, a neat pathway winds you up to a private entrance door which welcomes you into a hallway with storage.

Straight ahead is the immaculate bathroom with shower over the bath and gleaming tiled walls.

On the right is the kitchen/dining room. There is a well-defined dining area with French doors that can lie open, extending the living space into the garden in the warmer months. The kitchen beyond is a practical yet effortlessly stylish space with wooden cupboards, contrasting work surfaces and contemporary tiles. It has plenty of units, counter space and space for under counter appliances.

Returning to the hallway and opposite is the living room which is brightened by its front aspect window. It has plenty of space for relaxing and a stylish inset walled shelf unit.

Behind is bedroom two which is a generous double with two large windows flooding the space with light.

Stairs lead down to bedroom one, which is also very spacious, with a Velux window with a creative seat and inset shelf and a walk-in under stair cupboard.

Outside to the rear of the kitchen/dining room is a private paved terrace which has plenty of room to sit and enjoy the summer sun and a wooden shed for storage.

This home is ready to move straight in and enjoy and with easy access into the town centre and to the mainline stations, it is ideal for buyers and investors alike. A must see!





Private part glazed entrance door which opens into:

Entrance Hall: fitted cupboard housing the boiler with space for storage, tile effect flooring, radiator and doors opening into:

Bathroom: low level WC, pedestal wash hand basin, panel enclosed bath with wall mounted shower attachment, rainwater shower head and glass shower screen, tiled walls, tile effect flooring and heated towel rail.

Dining Room: 8`4 x 7`6 front aspect double glazed window, side aspect French doors opening into the garden, radiator in decorative cover, tile effect flooring and opening into:

Kitchen: 9`3 x 7`6 side aspect double glazed window, tile effect flooring, tiled splashback, wooden eye and base level units, open shelving, counter top space, 4 ring gas hob, space for oven, extractor, space for under counter appliances, space and plumbing for washing machine and stainless steel sink with mixer tap and drainer.

Living Room: 13`6 x 12`11 front aspect double glazed windows, inset wall shelving, radiator and door opening into:

Inner hall with space for coats and door opening into:

Bedroom 2: 13`6 x 11`2 front and side aspect part opaque double glazed windows, inset wall storage cupboard housing electricity meter, corner storage cupboard housing gas meter and radiator.

Stairs down to lower ground floor and door opening into:

Bedroom 1: 16`6 x 13`2 side aspect Velux window with window seat and inset shelf, fitted under stair walk-in storage cupboard and radiator.

Outside: To the front is mid height wooden fencing and a paved pathway. To the side there is a paved terrace garden with wooden perimeter fencing, some planting and a wooden shed for storage. There is a hard surface off road parking space to the side.

General:

Tenure: Share of Freehold

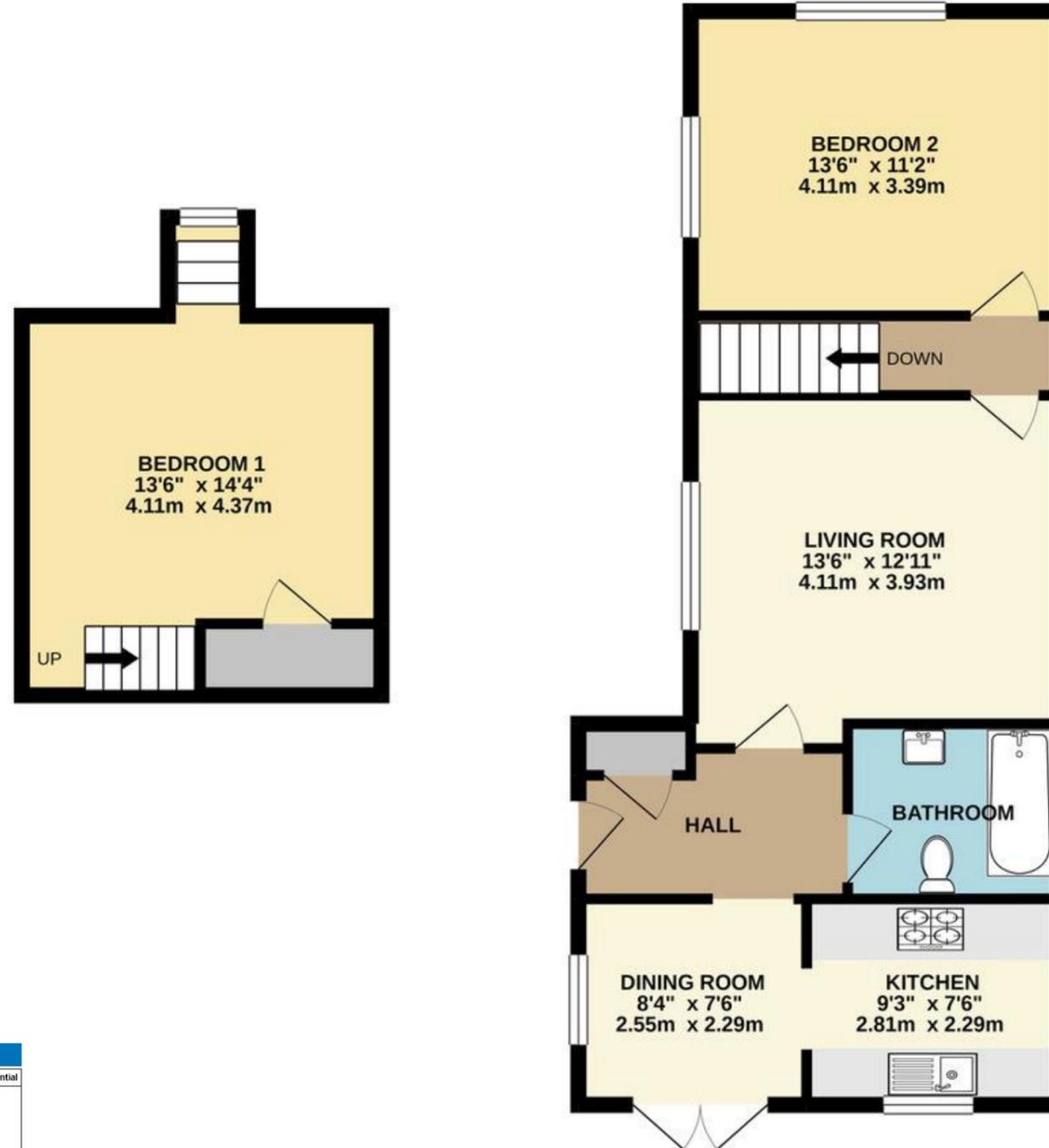
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,672.04)

EPC: D (59)



GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	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			
(81-91) B			
(69-80) C			
(55-68) D		56	61
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 789 sq.ft. (73.3 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, Kent

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 James C of E, Claremont and The Mead 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 and Dunorlan Parks, Calverley 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.



