

Flat 3, 1 Montacute Gardens, Eridge Road, Tunbridge Wells





Flat 3, 1 Montacute Gardens, Eridge Road, Tunbridge Wells TN4 8HG

Ideally located 2-bedroom apartment in period conversion with parking and communal garden

Accommodation Summary

General:

Tenure: Share of Freehold (sinking fund balance is circa £20k)

Length of lease: 959 years remaining

Managing Agent: TBC

Service Charge/Ground Rent: £1,200.00 P/A

Local authority: Tunbridge Wells Borough Council

Council tax: Band B (£1,740.00)

EPC: D (65)

Parking on first come first served basis



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Perfectly positioned a stone's throw from the Pantiles, the Common, the town centre and the station, this bright and spacious apartment is tucked away on its quiet residential cul-de-sac, offering you the best of both worlds.

Set back from the road by a communal lawned garden screened by trees, with a line of parking spaces to the front, the apartment sits on the second floor of its handsome period house.

A communal hallway leads you up the stairs to the second floor apartment.

Its own front door opens into a neat entrance hall with an open storage space under the wooden tread stairs that lead upwards past a beautiful stained glass window to the side.

First on the right is bedroom two with a large window delivering tree top views.

Next door, bedroom one is a generous double with a gas effect fire set in a stone fireplace and soft close fitted wardrobes either side.

Along the hallway is the living/dining room flooded with light from its rear aspect windows offering roof top views. It has smart wooden flooring and another gas fire with stone surround and mantelpiece. It is plenty big enough for a dining table and chairs and sofas.

The well separated kitchen area forms an open U space at the far end of the living room enabling you to chat to friends and family as you prepare dinner. White units topped with dark grey work surfaces are separated by the oven and space for other appliances.

The bathroom with its shower over the bath is modern with natural light gleaming off its tiles creating a soothing bathing experience.

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





Living/Dining Room: rear aspect windows, engineered oak wooden flooring, alcove shelving, gas fire, stone mantelpiece and hearth.

Kitchen: rear aspect window, engineered oak wooden flooring, 1 ½ stainless steel sink with mixer tap, integrated Neff oven with 4 ring induction hob above, extractor hood, integrated Smeg dishwasher, space for fridge/freezer, space and plumbing for washing machine, glass splashback, wall hung Worcester boiler, radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units.

Bathroom: side aspect opaque window, tiled panel enclosed bath with wall mounted shower, mixer tap and hinged glass shower screen, wall hung wash hand basin with mixer tap, low level WC, tiled walls and flooring, heated towel rail.

Bedroom 1: front aspect window, fitted soft close wardrobes with hanging rails, shelving and cupboards above, gas fire, stone mantelpiece and hearth, radiator.

Bedroom 2: front aspect window, radiator.

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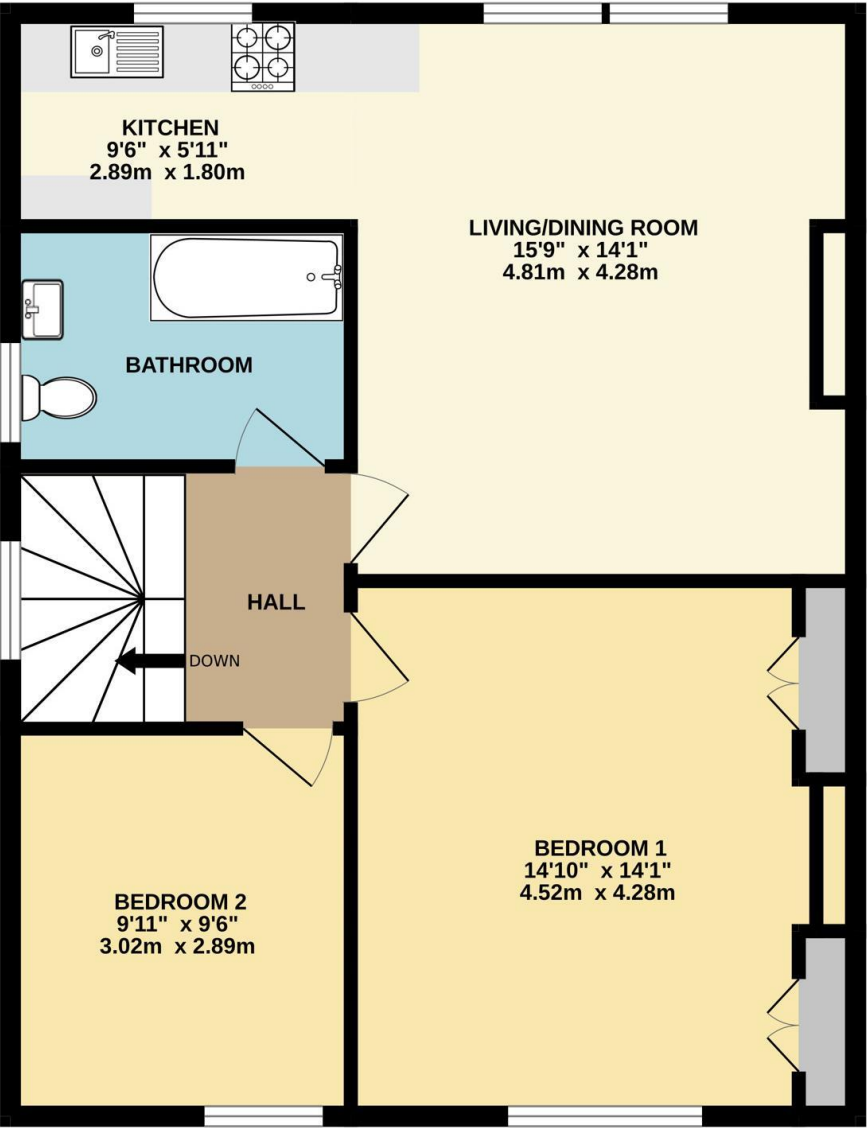
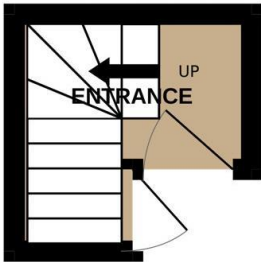
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GROUND FLOOR

1ST FLOOR



APPROX TOTAL AREA 813 SQ.FT / 75.5 SQ.M

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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, The Mead School and Rose Hill 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 Tunbridge Wells Common, Grosvenor & Hilbert and Dunorlan Parks, Calverley Grounds, the Trinity and Assembly Hall Theatres, 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.



