



10B Queens Road, Tunbridge Wells
Price £175,000

DOORKNOBS



This one bedroom apartment is situated within the heart of Tunbridge Wells, with its close proximity to the Town Centre and Mainline Station. The property comes with a wealth of period features, as well as off road parking, a private garden and your own entrance.

Price £175,000



Location

This property is situated within close proximity of the town centre which can easily be reached within a 10 minute walk. Just a stone's throw is the local supermarket, and other various cafés, bakers and other high street shops.

The station can be reached in approximately a 15 minute walk, where there are regular services running to London Bridge, Cannon Street and Charing Cross, all that can be reached in approximately a 50 minute journey.

Description

On entrance to the property through double doors, you come through to the entrance porch offering a terracotta patterned floor and a stain glass window to the side. Large double wooden doors then lead onto the internal hallway, which is a great size with high ceiling and decorative moulded ceilings. There is also a fitted bookcase with downward spotlighting.

There is an open plan kitchen/living room, offering a good amount of space. This room offers a wealth of its period features, with large sash windows offering a plethora of

light and its original window shutters, which overlooks the rear garden. There is also the high ceilings, decorative coving, and picture rails.

The kitchen area has been fitted with wooden grey painted units, with bamboo wooden worktops. There is also a freestanding kitchen island offering more storage space and eating facilities. Appliances include an oven, electric hob, and space for an under counter fridge/freezer. There is a further storage cupboard which houses the washing machine and boiler.

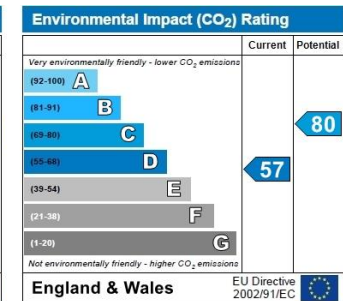
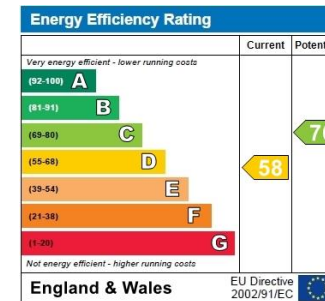
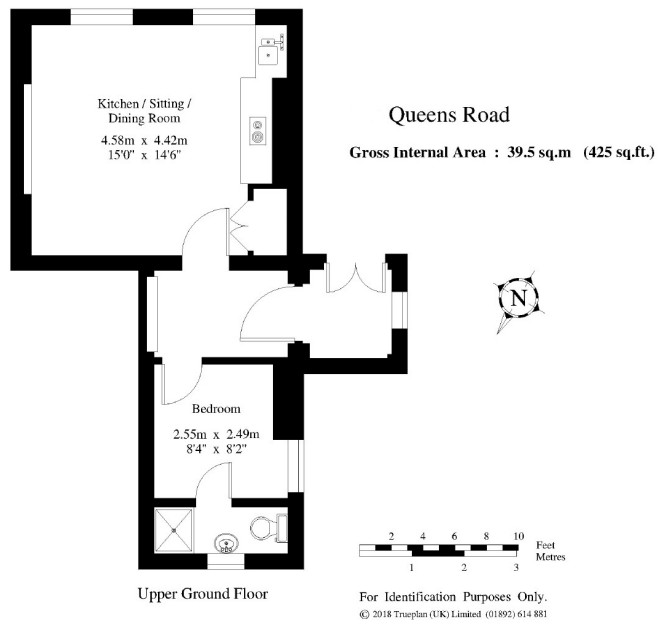
Located off of the hallway is a double bedroom, which has recently undergone some minor refurbishment, allowing space for a double bed, wardrobe and a small bedside table unit. A shower room can be located off of the bedroom comprising of a large walk in shower with an electric shower, a hand basin vanity unit and w.c, with a frosted window to the front.

Externally, the property offers off road parking on a first come first served basis with plenty of space for one car per apartment. There is also a private L shaped garden area to the back boundary of the gardens.

Lease Information

The property is Leasehold with approximately 160 years remaining on the lease. The ground rent is currently at £10 per annum with the service charge currently at £404.60 per annum. The building insurance premium is charged as an additional figure and there is a reserve fund contribution of £360 per annum.





Post Office Square
 2 Vale Road
 Tunbridge Wells
 Kent
 TN1 1BP

Telephone
 01892 512101
 Fax
 01892 512101
 e-mail
sales@doorknobs.co.uk

