



3, 35 Church Road, Tunbridge Wells
Price £150,000

DOORKNOBS



LOCATION, LOCATION, LOCATION!! A light and airy one bedroom apartment set in the heart of Tunbridge Wells. The property consists of an open plan kitchen/living room, double bedroom and en-suite shower room.

Price £150,000



Description

On entrance to the property you come to a light open plan kitchen/living room with a sash window offering beautiful views over Tunbridge Wells.

Location

The property is set within the heart of Tunbridge Wells, offering many local amenities within a short walk away. Tunbridge Wells offers many shopping and entertainment facilities such as the Theatre, Cinema, Royal Victoria

Shopping Centre.

As well as Tunbridge Wells Town Centre there is also the historic Pantiles area which again is only a 5-10 minute walk away, which offers a wide range small boutique shops and local cafés and restaurants. The property cannot fault on its location.

Within a few minutes walk is the mainline station which offers regular train services to London Bridge, Cannon Street, and London Charing

Cross which can be reached in approximately a 45-50 minute journey.

The kitchen area has been fitted with a cream units and a grey granite effect worktop which continues into a breakfast bar. Appliances include a freestanding cooker, dishwasher and fridge/freezer. The living room area is a fair size with a feature fireplace with mantelpiece and brick surround.

Further along from the living room leads onto the bedroom with a large alcove for a wardrobe. Sash window offering plenty of light and views over Tunbridge Wells. Door leading onto the en-suite shower room.

A modern shower room comprising of a large walk in shower, hand basin and w.c. White tiled walls with a large skylight offering a plethora of light. A cupboard houses a washer/dryer with other shelving for storage.

Lease Information

The property is leasehold with a 99 years lease that started in June 2008. The current ground rent is £50 per annum, and the current service charge is £107 per annum and a building insurance contribution.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England & Wales		EU Directive 2002/91/EC	
			80
		62	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(50-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			77
		58	



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