



90 Warwick Park, Tunbridge Wells  
Price £240,000

**DOORKNOBS**





Doorknobs are pleased to welcome to the market this luxury one bedroom apartment situated down the much favoured 'Warwick Park'. The property has the added benefit of allocated parking and direct access to a communal garden.

**Price £240,000**



### Location

The property is located on the south side of town, in the sought after Frant Road. Just a few minutes walk and you come to the historic Pantiles and the Old High Street, which is full of small boutique shops and cafes, Tunbridge Wells Tennis Club, Grove Park & Calverley Park.

The mainline station can be found within a few minutes walk with regular services running through to London Bridge, Canon Street and London Charing Cross, with journeys of approximately 45 minutes.

### Accommodation Summary

\* Entrance Hall \* Living Room \* Kitchen \* Bedroom \* Bathroom \* Allocated Parking \* Communal Gardens \*

### Description

On entrance to the property you come through to the hallway with a video entry system. Doors leading to all rooms. A stable door leads out onto the communal gardens where you are immediately faced with a small patio area.

A beautifully fitted kitchen with a range of modern wooden white units with a black

solid granite worktop with a smaller section solid wood. Appliances include an oven, hob, fridge/freezer, washing machine and an integrated slimline dishwasher.

The living room has solid wooden flooring and large windows with wooden shutters overlooking the rear garden. It is a great size with plenty of room for your living and dining room needs. There is a large fitted wardrobe across one wall.

The bedroom is a great size double bedroom with outlooks overlooking the communal gardens. Wooden flooring and wooden shutters to both windows.

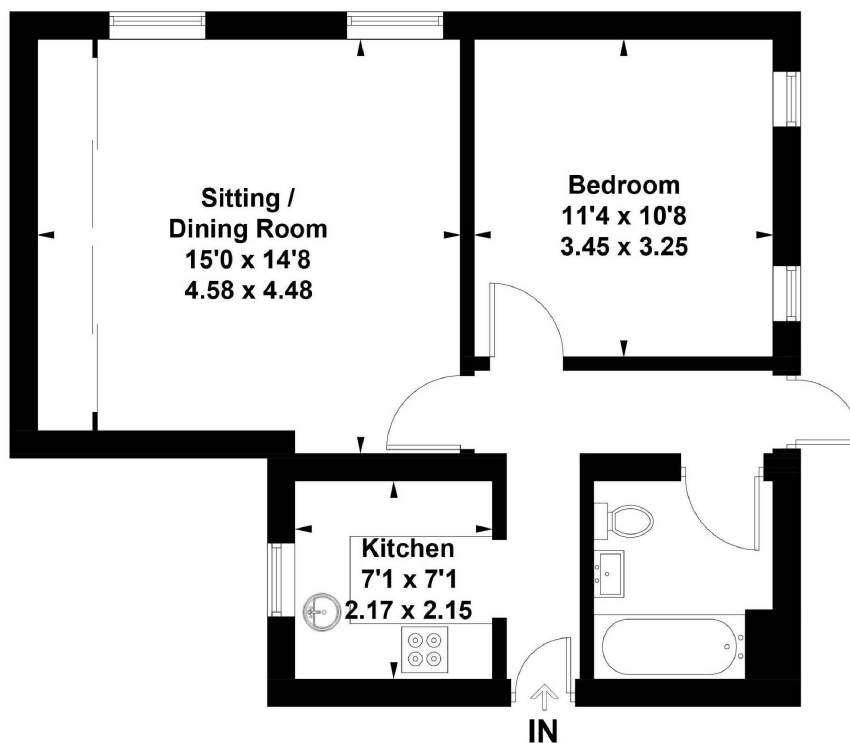
A modern bathroom fitted with a white suite; a bath with a power shower above, and basin and w.c. The walls and floor have been tiled in white marble tiles. Heated towel rail and extractor.

Externally, the property offers one allocated parking space and a communal garden which is beautifully maintained. There is also a private shed.

### Lease Information

The property is Leasehold, which has a 125 year lease that started in 2007. A ground rent is payable, currently at £200 per annum. The service charge is currently at £800 per annum which includes the building insurance contribution.





**Ground Floor Approx Internal  
Floor Area  
520 sq ft (48.3 sq m)**



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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		74	74
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(50-68) <b>D</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		78	78
		EU Directive 2002/91/EC	

