



KINGS ESTATES

PROFESSIONALS IN PROPERTY



76 Victoria Road, Tunbridge Wells, TN1 2PW





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Kings Estates are delighted to offer this well-presented 2-bedroom Victorian mid-terraced cottage located in a convenient, central position within striking distance of the Royal Victoria Place shopping centre and within easy walking distance of the mainline railway station (0.4 miles).

Council Tax Band: C

Tenure: Freehold

- Charming Mid Terraced House
- Open Plan Living / Dining Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom with Shower Over Bath
- Permit Parking Available Close By
- Town Centre Location
- Pretty Courtyard Style Rear Garden
- Double Glazing & Gas Central Heating
- Available with No Onward Chain



THE PROPERTY

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The accommodation comprises an open plan living space with a feature fireplace, leading into the dining area and a modern kitchen with a door into the rear garden. Upstairs a landing leads to a well-portioned double bedroom to the front, a second bedroom, and a bathroom with shower over bath. Externally there is a low-maintenance courtyard-style rear garden and permit parking is available.

OTHER INFORMATION

COUNCIL TAX BAND - C - (Tunbridge Wells Borough Council)

TENURE - Freehold

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.

THE TOWN CENTRE

The property is located in the heart of Royal Tunbridge Wells. Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

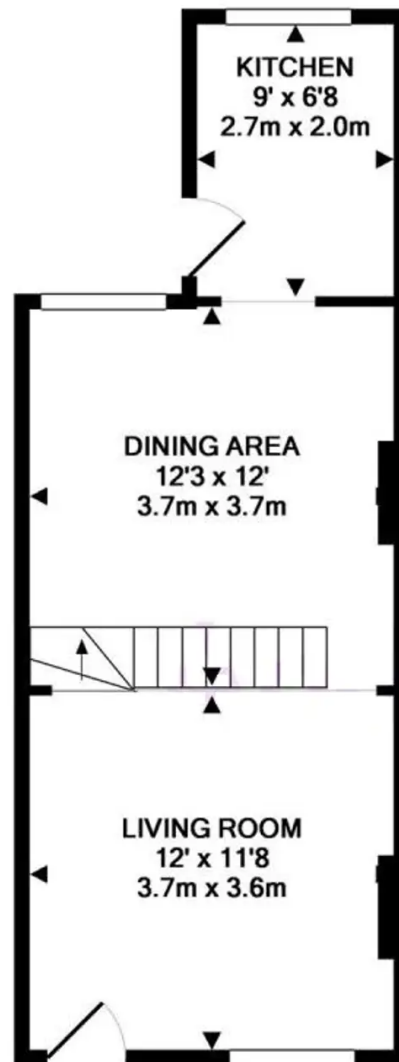
Amenities: The property is located close to superb shopping facilities including major national stores and individual boutiques in the Royal Victoria Shopping Centre. The famous Pantiles and historic High Street are also nearby where there are many excellent restaurants, cafes and individual shops and regular markets and special events throughout the year.

Recreational Amenities: Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

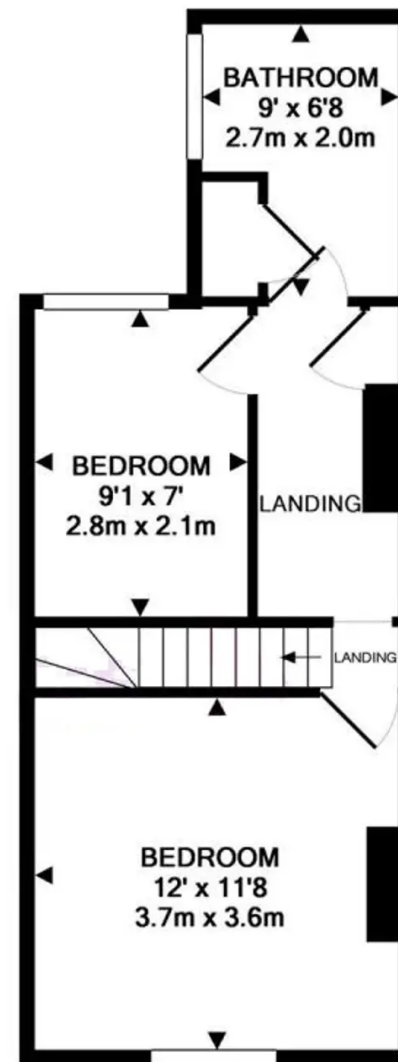
State and Private Schools: There are many highly-regarded schools in the vicinity, including Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries.

Mainline rail: Tunbridge Wells (about 0.6 miles) with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes. The Centaur Commuter Coach service also stops nearby.

Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.



GROUND FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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full property
details online



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