



Queripel Close, Tunbridge Wells, Kent



 **KMJProperty**
Your local independent Estate Agent

- Allocated Parking Space
- 1st Floor Flat
- 2 Bedrooms
- Newly Refurbished & NO CHAIN
- Council Tax Band C
- EPC Rating B
- Leasehold

With this property just being newly refurbished with fresh paint applied to all the walls and brand new flooring including carpets, it provides the perfect blank canvas for somebody to make it their own. This lovely property is being sold with no forward chain.

On arrival to the property you conveniently have an allocated parking space outside the entrance into the block. Upon entering the property you are greeted by a long entrance hall with several storage cupboards and perfectly linking all of the rooms together. With 3 storage cupboards there is ample opportunity and space to store all your necessities. Continuing through the property to the right stands both double bedrooms both provided with windows allowing the rooms to feel airy, bright and spacious. To the rear of the property stands the bathroom which provides a shower above the bath and plenty of under sink storage.

Moving through to the kitchen/lounge/dining space, with this area being open plan it allows this room to be versatile and gives you all the space needed to make it your own. The kitchen provides sleek counter tops and integrated appliances allowing the perfect environment to cook up a storm. The lounge/dining area gives you the opportunity to relax and wind down after a long day. The open plan living provides an ideal environment for hosting and entertaining and you will all be in one room enjoying each others company. Off of the living space is a Juliet balcony.

Situated in Tunbridge Wells, this property enjoys proximity to several esteemed schools, including Skinners Grammar School, Tunbridge Wells Boys Grammar, and Tunbridge Wells Girls Grammar, among others. Local conveniences such as shops, bakeries, cafes, and services can be found on High Brooms Road and Silverdale Road. For a diverse shopping experience, the Royal Victoria Place Shopping Centre and the charming boutiques of Tunbridge Wells High Street. Mainline Stations can be found in High Brooms and Tunbridge Wells. Leisure enthusiasts will appreciate Knights Park, where a cinema complex, bowling alley, and fitness club are at your disposal. Additionally, numerous parks and recreation grounds cater to various activities.

Council Tax Band C
 Service Charge £1150 PA (Approx)
 Ground Rent £270 PA (Approx)
 136 Years remaining on the lease.(Approx)

MORE PROPERTIES REQUIRED IN ALL AREAS



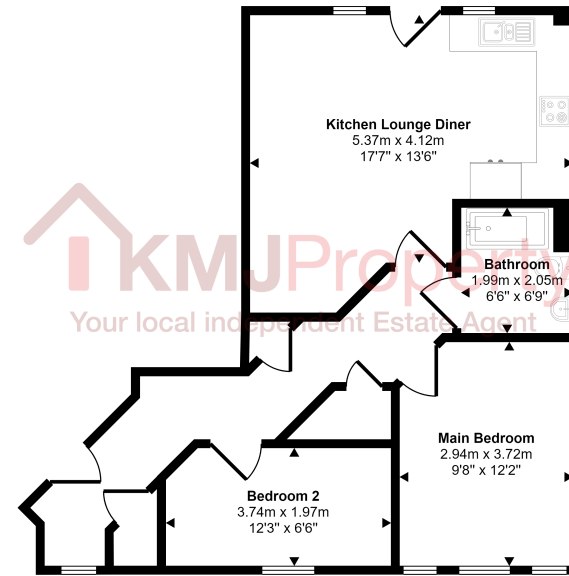


Notes

Leasehold

Council Tax C

Approx Gross Internal Area
58 sq m / 628 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

AGENT NOTE: KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

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IN TUNBRIDGE
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