



KINGS ESTATES

PROFESSIONALS IN PROPERTY



18C Dudley Road, Tunbridge Wells

Kent, TN1 1LF





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Tunbridge Wells, Kent, TN1 1LF

Kings Estates are pleased to offer this 1-bedroom first floor Victorian conversion apartment situated in a town centre position within striking distance of the Royal Victoria Place shopping centre and mainline train station.

Council Tax Band: B

Tenure: Share of Freehold

- First Floor Victorian Conversion Apartment
- One Double Bedroom
- Modern Bathroom
- Open Plan Kitchen / Living Room
- Share of Freehold Tenure
- Town Centre Location
- Easy Walking Distance of the Royal Victoria Place Shopping Centre & Train Station
- Residents Permit Parking
- No Onward Chain
- Ideal First Time Buy / Buy to Let Investment

THE PROPERTY

Gross Internal Area: 37.8 Sq M / 406 Sq Ft

A stylish first floor Victorian one bedroom apartment.

Communal entrance and stairs lead to the first floor and the solid wood entrance door for the apartment itself. The accommodation comprises an entrance hall with doors leading off to all rooms.

The open plan living/dining and kitchen area is light and airy with two large sash windows to the front. There is carpet, wood laminate flooring and cream walls and a generous storage cupboard with shelving.

The kitchen area is consists of freestanding units with wooden worktops and white units. Appliances include an electric oven, four ring electric hob and a fridge/freezer. There are also many shelving units that are built into the alcove of kitchen.

Double bedroom with a built in wardrobe. The bedroom is located to the rear of the property, with a large sash window. Carpet and white walls.

A modern white suite comprising of a bath with an electric shower over, low level wc and hand basin. Extractor fan and wood laminate flooring.

OTHER INFORMATION

COUNCIL TAX BAND - B - Tunbridge Wells Borough Council

TENURE - Share of Freehold (25% share)

LEASE - 125 year lease from 15th November 2007, approximately 109 years unexpired

ANNUAL GROUND RENT - N/A

GROUND RENT REVIEW PERIOD - N/A

ANNUAL SERVICE CHARGE AMOUNT - Approximately £900 per annum

SERVICE CHARGE REVIEW PERIOD - Summer 2023

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.

TOWN CENTRE LOCATION

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, 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.

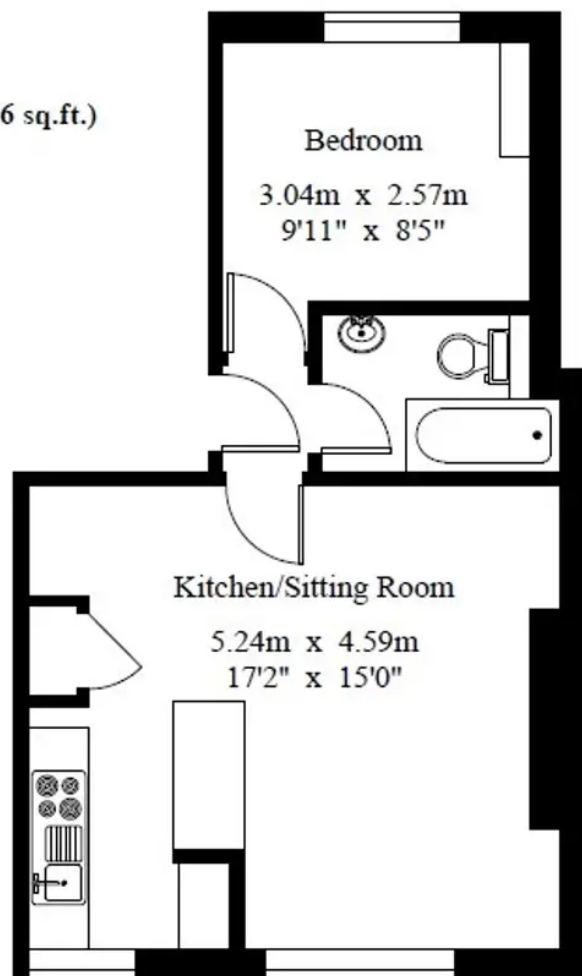
Recreational Amenities: Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

Mainline rail: Tunbridge Wells (about 0.5 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.



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First Floor



For Identification Purposes Only.

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Scan to view the
full property
details online

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