



Waterdown Road, Tunbridge Wells, Kent



 **KMJProperty**
Your local independent Estate Agent

- Modern
- Council Tax Band B
- EPC Rating C
- Significant Storage
- Front and Rear Garden
- Newly refurbished
- Ground Floor
- Leasehold

Approaching the property you are greeted with plenty of on road parking directly outside the property and a generous sized front garden and paved walkway to the entrance.

Entering the property you are presented with 3 convenient storage cupboards.

To the right is the newly refurbished modern bathroom consisting of a WC, a sink paired with lower storage and a bath, beautifully finished with tiles and a large window allowing the natural light to beam in.

Continuing through the property you are presented with 2 large double bedrooms both beaming with natural light and ample room and opportunity to change the layout and make this property your own. Bedroom 1 also provides sliding doors to welcome you into the rear garden and greets you with a decked area. Heading through into the newly refurbished kitchen is a beautifully presented partly tiled modern space, including plenty upper and lower storage cupboards, ample space for integrated kitchen appliances, a wooden contrasted sleek counter top with an abundance of worktop space, a brand new oven and electric hob.

Swiftly heading into the lounge is a large open space with patio doors leading you into the rear garden. This room has ongoing opportunity and potential to create the perfect space for your needs. This space also provides another additional storage cupboard for your necessities.

The property also has new doors and windows through-out and a brand new Worcestershire boiler. Lastly the rear garden boasts opportunity with how large and far the garden reaches.

The property is perfectly situated within easy reach of Tunbridge Wells town centre which provides a wide range of bars, restaurants, coffee shops and plenty of shops. The mainline station is within walking distance and offers direct services to London and the coast.

Remaining Lease: 88 Years

No Service charge

Ground Rent: £10 per Year

Council Tax Band B

MORE PROPERTIES REQUIRED IN ALL AREAS



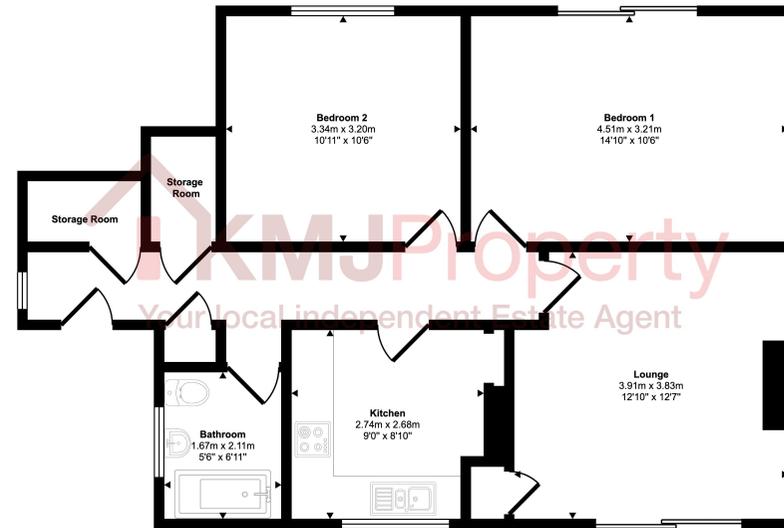


Notes

Starting at our Tunbridge Wells Office Turn right onto High Street (30 Yards)
 Bear Right onto Coach Road (210 Yards)
 Turn left onto Langton Road (320 Yards)
 Turn right onto Major York's Road (0.6 Miles)
 Turn right onto London Road (0.5 Miles)
 At the roundabout take the second exit (300 Yards)
 Turn right onto Summervale Road (0.5 Miles)
 Turn left onto Eastlands Road (90 Yards)
 Turn right onto Waterdown Road (150 Yards)
 The destination is on your right (310 Yards)

Council Tax: B
 Tenure: Leasehold

Approx Gross Internal Area
 66 sq m / 712 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		
(69-80) C	72	77
(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.

BRITISH
 PROPERTY
 AWARDS
 2023
 ★ ★ ★ ★ ★
 GOLD WINNER
 ESTATE AGENT
 IN CROWBOROUGH

☎ 01892 515188
 ☎ 01342 824824
 ☎ 01342 833333



FEDERATION
 OF INDEPENDENT
 AGENTS

📍 Tunbridge Wells
 📍 Crowborough
 📍 Forest Row

BRITISH
 PROPERTY
 AWARDS
 2022
 ★ ★ ★ ★ ★
 GOLD WINNER
 ESTATE AGENT
 IN TUNBRIDGE
 WELLS