



Eridge Road, Tunbridge Wells, Kent



 **KMJProperty**
Your local independent Estate Agent

- Parking Space
- Garage
- 2 Floors
- Work from home space/dressing room
- Beautifully presented throughout
- Council Tax Band B
- Share of Freehold

Introducing this lovely 1 bedroom share of freehold apartment in the charming location of Tunbridge Wells. This property is in excellent condition and boasts a range of desirable features.

The interior of the apartment is both elegant and functional, with a bright and open lounge with glazed doors leading to the modern kitchen. The kitchen is beautifully decorated with rose gold effect finishes, ample lower and upper storage space, and a tiled splash-back.

The spacious double bedroom offers a light and airy environment, with plenty of room for furniture and the flexibility to change the layout as desired.

The bathroom is equipped with a WC, wash basin, and a shower over the bath, with partly tiled walls and heated towel rail. Outside the bathroom, you will find a convenient storage cupboard.

Reached via a staircase from the lounge, there is a useful room currently used as a work from home space and dressing room with a Velux style window.

Nestled in Tunbridge Wells, this property enjoys proximity local amenities such as shops, bakeries, cafes, restaurants etc and just a 0.7 mile walk from Tunbridge Wells MLS and 7 minute walk into the Pantiles. For a diverse shopping experience, the Royal Victoria Place Shopping Centre and the charming boutiques of Tunbridge Wells High Street are within easy reach.

Leisure enthusiasts will appreciate Knights Park, where a cinema complex, bowling alley, and fitness club are at your disposal. Additionally, there are numerous parks and recreation grounds.

Share of Freehold
 117 Years Remaining on Lease
 Council Tax Band B
 EPC- E

MORE PROPERTIES REQUIRED IN ALL AREAS

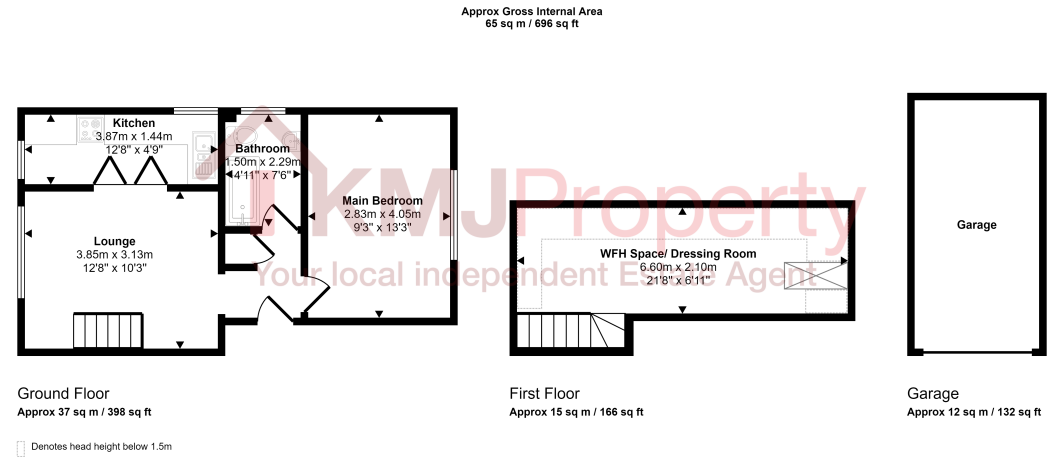




Notes

Council Tax: B

Tenure: Share Of FreeHold



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		70
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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2023
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BRITISH PROPERTY AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN TUNBRIDGE WELLS