



Sandhurst Road, Tunbridge Wells
£370,000

DOORKNOBS



Doorknobs are pleased to welcome to the market this stunning & characterful 3 bedroom ground floor apartment situated within minutes' walk to the mainline station, and comes with the benefit of allocated parking and a communal garden. As well as a large cellar which could be converted subject to planning.

£370,000



Location

The location is becoming particularly popular nowadays. As North Farm grows its considerable spread of shops and facilities, the fact that it is readily accessible by foot is a real plus.

The property is located only a 10 minute walk to the mainline station, in which has direct routes to London Charing Cross, Canon Street and London Bridge run regularly. Travelling times between 45 minutes to one hour as well as the A21 being close by.

The town of Royal Tunbridge Wells is approximately a five minute drive away, in which many entertainment and shopping facilities can be found, which includes a Theatre. Tunbridge Wells sporting facilities include; Tunbridge Wells sports centre, Cricket Ground, Tennis club and the well known Nevill Golf Club.

Description

On entrance to the property you come through to the entrance hall, with doors leadings to two bedrooms, the open plan kitchen/living room, cloakroom and door down to the cellar.

The Kitchen/Living room is a great size with outlooks onto the communal garden to the rear. There are high ceilings, a feature fireplace, and newly fitted carpet. The kitchen has been fitted with a range of floor and wall hung wooden units with a breakfast bar. Appliances include and oven, hob, fridge/freezer and washing machine.

Located off of the living room is the second bedroom which offers large windows to one wall allowing plenty of light. The bathroom is located off of the second bedroom and has been fitted with a white suite comprising of a bath with a shower above, hand basin vanity unit and w.c. New white tiles to the shower area. A further double bedroom can be found off of the hallway, as well as the master bedroom with views overlooking the front.

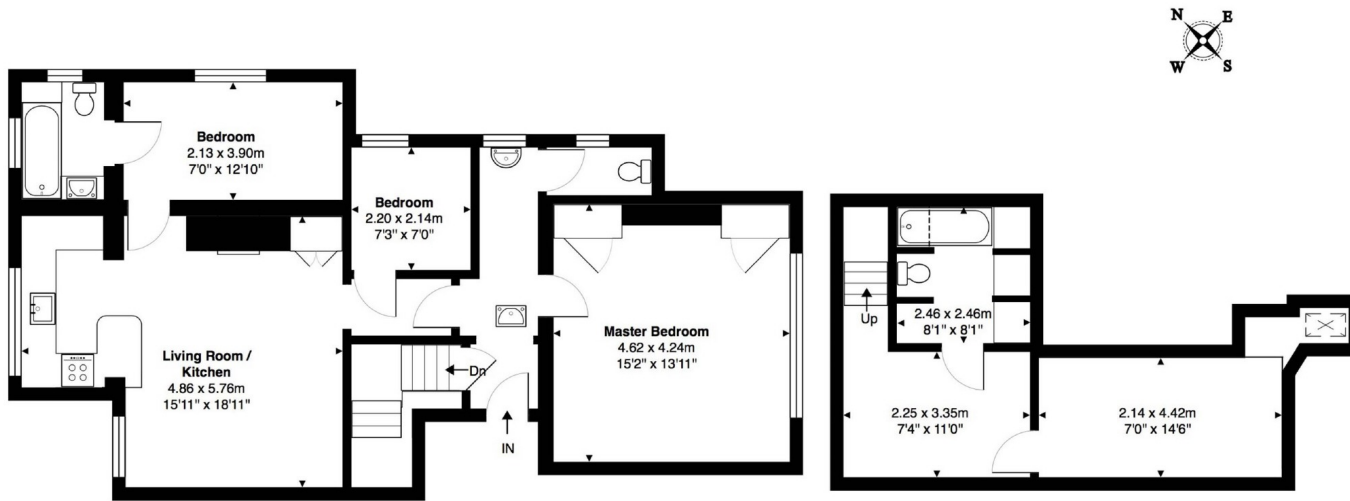
Off the hallway is a doorway leading down to a large cellar which has plenty of potential to be converted into living space subject to planning consent.

Externally the property offers one allocated parking space, and a communal garden which has mature shrubbery and trees.

Lease Information


The property comes with a share of freehold with the service charges currently at £100 per month, which includes the building insurance.






Ground Floor
Approx Internal Area
854 sq ft (79.3 sq m)

Cellar
Approx Internal Area
279 sq ft (25.9 sq m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		42	48
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(50-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		45	51
		EU Directive 2002/91/EC	



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