



**Flat 11 Times
Square**
Tunbridge Wells, Kent

Share of freehold A well-presented, spacious, light and airy 2 bedroom, 2 bathroom penthouse apartment benefiting from new carpeting throughout, Worcester boiler, air conditioning, with secure underground parking situated in the centre of the town.

Guide price £375,000 - £400,000 Share of freehold

Situation:

The property is situated in a sought-after location in the town centre, a short walk from the main line station and the towns comprehensive range of amenities including Royal Victoria Place shopping centre, restaurants, independent shops, and theatres. Tunbridge Wells is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks.

There are a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys, and the highly favoured St Peter's Primary School is within easy reach. For the commuter, the mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

The property is an impressive penthouse apartment which is noticeably spacious and light benefiting from a share of the freehold and is in good decorative order including new carpeting and is centrally heated and double glazed throughout.

The accommodation is arranged over one floor and includes; a spacious entrance hall; a well-appointed kitchen with a wide range of wall and base units and integrated appliances including a Bosch dishwasher, microwave, washer/dryer, Siemens hob, oven and extractor, and Zanussi full size fridge and freezer; a large dual aspect living room extending to over 19ft, with air conditioning and offering panoramic views of the town; a dual aspect and spacious master bedroom with air conditioning, fitted wardrobes, and ensuite bathroom with large walk in shower and attractive wall tiles; a dual aspect double guest bedroom, again with fitted wardrobes; and a large family bathroom with bath and shower, attractive wall tiles, and fitted bathroom furniture providing useful storage.

The property has exceptionally well-maintained communal areas with CCTV, lifts, and has the significant advantage of secure underground parking.

Services: Mains water and electricity. Gas central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: D (£1811.63 per annum)

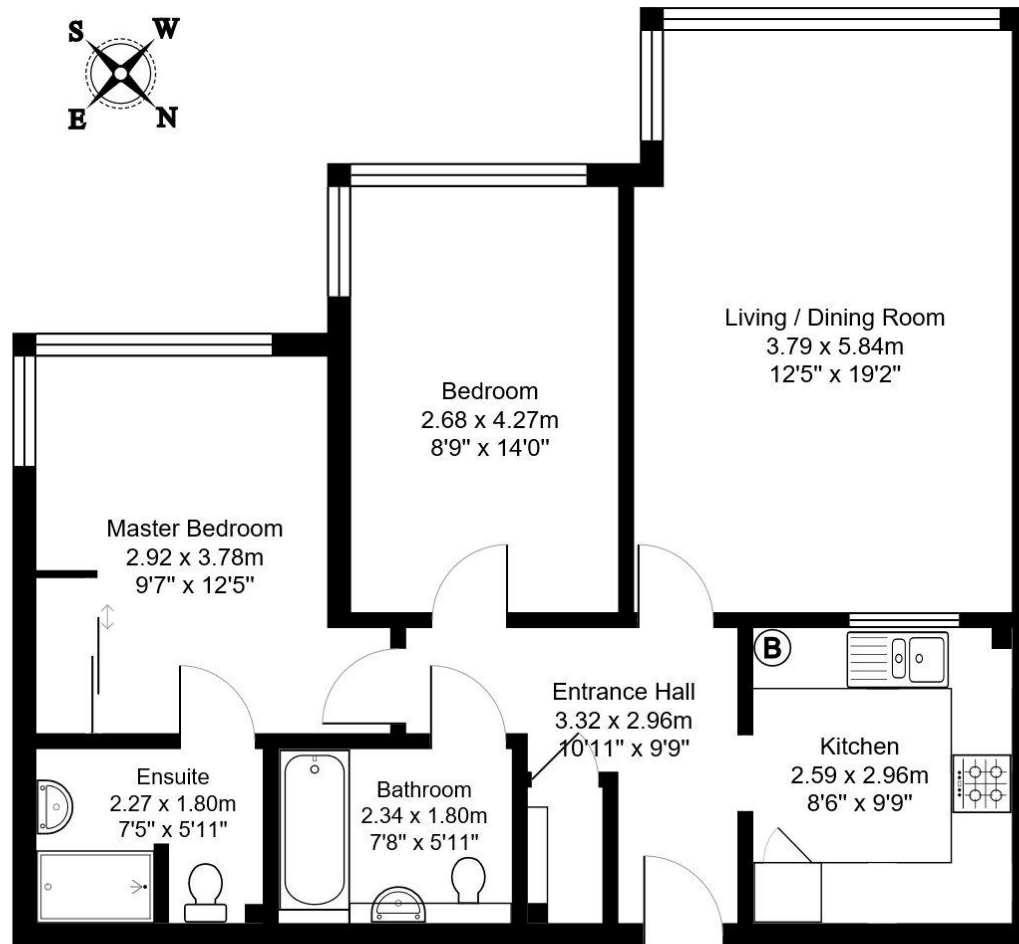
Current EPC Rating: TBC

Property address: TN1 1BE



01892 619888 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Third Floor Flat
Area: 71.9 m² ... 774 ft²

This plan is not drawn to scale and is for layout guidance only

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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