

# Hamilton House

Amherst Road • Tunbridge Wells • Kent • TN4 9LQ



**KINGS ESTATES**  
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**Kings Estates are proud to offer this impressive and spacious 3-bedroom third (top) floor period apartment with high ceilings, situated in sought after and convenient position within the St Johns area of Tunbridge Wells, being easy walking distance of the town centre, mainline railway station and local amenities. Enjoying 1309 sq ft / 121.70 sq m of accommodation and being offered with no onward chain, internal viewing is an absolute must to appreciate this excellent apartment fully.**

- Beautifully Presented Top Floor Period Apartment
- Spacious Accommodation Totalling 1309 sq ft / 121.7 sq m
  - Period Features to Include High Ceilings
  - Three Double Bedrooms Plus a Study
  - 20ft x 15ft Light & Airy Living Room
    - Fitted Kitchen / Breakfast Room
    - Impressive Reception Hallway
  - Communal Parking Areas & Grounds
- Walking Distance of the Town & Train Station
  - Available with No Onward Chain

EPC Rating: E



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**SITUATION** The property is situated in the popular St Johns quarter of town, which offers good access to both the town centre, its shopping precincts and mainline railway station and also to a host of well regarded schools in the area. St Johns has its own convenient retail area with Sainsburys Local, Tesco Metro, M&S, well regarded public houses & bars, small independent retailers and coffee shops. Nearby recreational facilities include the St John's Park which is a few minutes' walk from the property as is the Tunbridge Wells Sports and Indoor Tennis Centre. Tunbridge Wells station - 0.8 mile (London Bridge from 42 minutes), High Brooms station - 1.1 miles (London Bridge from 38 minutes), A21 (Tonbridge) - 3 miles, M25 (J5) - 13 miles. (All times and distances are approximate).

**ACCOMMODATION** Communal entrance door with entry phone system.

**COMMUNAL ENTRANCE** Hallway and stairs to the third (top) floor and solid wood entrance door leading to and from the apartment itself.

**RECEPTION HALLWAY** Wall mounted telephone entry system, radiator with decorative cover, additional radiator, picture rail, ceiling down lighters, coved ceiling, fitted carpet. Doors leading off to all rooms and the inner hallway. Inner Hallway - Built in utility cupboard.

**SITTING / DINING ROOM** 20' 0" x 15' 5" (6.1m x 4.7m) A beautiful large room with double glazed windows to front overlooking St Johns Church. Attractive fireplace, radiators with decorative covers, picture rail, fitted carpet.

**KITCHEN BREAKFAST ROOM** 9' 10" x 8' 10" (3m x 2.69m) Multi paned glazed window to rear overlooking the communal gardens and enjoying far reaching views. A modern range of matching wall and base units with work surfaces over incorporating 1.5 bowl sink unit with side drainer, four ring gas hob with extractor above, integrated Bosch oven, space and plumbing for washing machine and tumble dryer, space for fridge / freezer, integrated and concealed dishwasher, localised mosaic effect wall tiling.

**STUDY** 14' 4" x 5' 9" (4.37m x 1.75m) Roof light window. Fitted carpet.

**BEDROOM ONE** 16' 3" x 12' 8" (4.95m x 3.86m) Two multi paned glazed sash windows to rear overlooking the communal grounds and enjoying a far reaching open aspect. Built in wardrobes and cupboards in the chimney recesses, radiator, picture rail, fitted carpet.



**BEDROOM TWO** 14' 7" x 11' 3" (4.44m x 3.43m) Two multi paned glazed sash windows to front overlooking St Johns Church. Radiator, picture rail, fitted carpet.

**BEDROOM THREE** 12' 1" x 9' 3" (3.68m x 2.82m) Multi paned glazed sash window to side. Radiator, picture rail, fitted carpet.

**BATHROOM** Obscure multi paned glazed sash window to side. A white suit comprising low level wc, vanity unit wash hand basin with cupboard under, panelled bath with fitted glass shower screen and mixer tap shower attachment, fitted cupboard unit, radiator, fully tiled walls and flooring.

**PARKING** There are communal parking areas situated to the front and rear of the building and the parking spaces are available for residents on a first come, first served basis.

**COMMUNAL GROUNDS** Well tended communal gardens and grounds surround the building.

#### OTHER INFORMATION

**TENURE** - Leasehold

**LEASE** - 115 years from 24 June 2017

**SERVICE CHARGE** - Approximately £2,890 per annum

**GROUND RENT** - £150 per annum

**COUNCIL TAX BAND** - D - £1,881.04 for the year 2020/21 (Tunbridge Wells Borough Council)





**Top Floor**  
**Approximate Floor Area**  
**1309 sq. ft**  
**(121.70 sq. m)**

**Approx. Gross Internal Floor Area 1309 sq. ft / 121.70 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**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.





  
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