



Culverden Park Road, Tunbridge Wells  
Price **£260,000**

**DOORKNOBS**



Doorknobs are pleased to welcome to the market this 2 bedroom apartment set within a modern development close to the town centre and main line station with the added benefit of off road parking for one car.

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## Location

The property is located in a much sought after location of Tunbridge Wells, with its close proximity to Tunbridge Wells Mainline Station and Town Centre.

Tunbridge Wells offers a wide range of shopping and entertainment facilities which is within a 10-15 minute walk, such as the Theatre, Royal Victoria Shopping Centre, the old high street which offers a wide range of boutique

shops and local cafés and the well known historic Pantiles.

The property is also located near the mainline station in which direct services run regularly to London Bridge, Canon Street and London Charing Cross, with journeys approximately 45 Minutes.

## Description

On entrance to the property you come through to the entrance hall with an entry phone system, there is a cupboard which houses the hot water

tank with shelving above and a further storage cupboard.

A large open plan kitchen/ living room, which has been fitted with wood laminate flooring. The kitchen has been fitted with beech effect modern units with a black granite effect worktop. Appliances include an oven with electric hob, washer/dryer and fridge/ freezer.

There is a double bedroom which has been neutrally decorated and a further smaller double bedroom.

The bathroom comprises of a bath with a shower attachment, hand basin and W.C. Tiled floor to ceiling in white tiles. Vinyl Flooring.

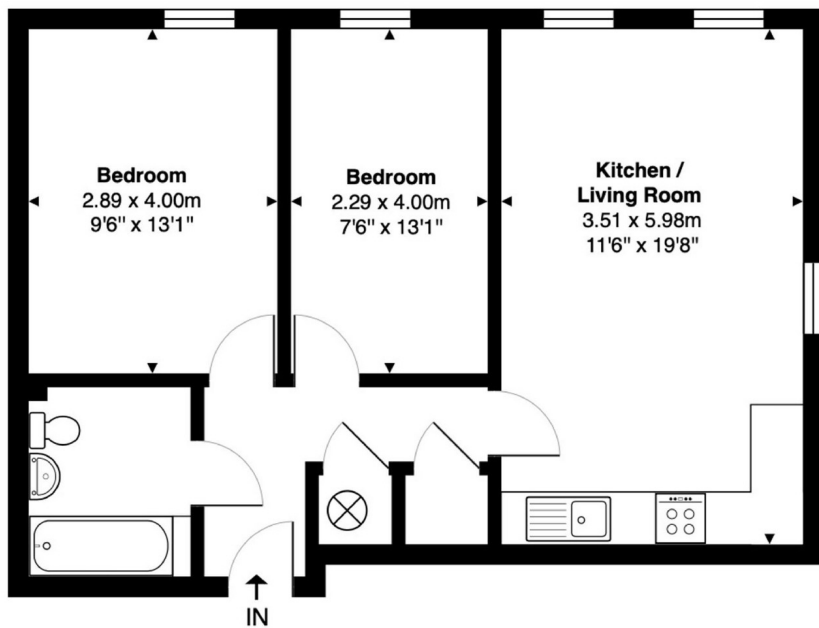
## Externally

Externally the property offers one off road parking space, as well as use of the communal gardens.

## Lease Information

The property is Leasehold with around 110 year remaining on the lease. The service charges and ground rent are currently at £120 per month, which includes the building insurance.





**First Floor**  
Approx Internal Area  
593 sq ft (55.1 sq m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		79	85
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(50-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		76	76
		EU Directive 2002/91/EC	



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