



WOOD & PILCHER



- Ground Floor Maisonette
- One Bedroom
- 1/4 Mile from Mainline Station
- Off Road Parking Space
- Kitchen With Appliances
- Energy Efficiency Rating: D

Addison Road, Tunbridge Wells

£185,000

woodandpilcher.co.uk



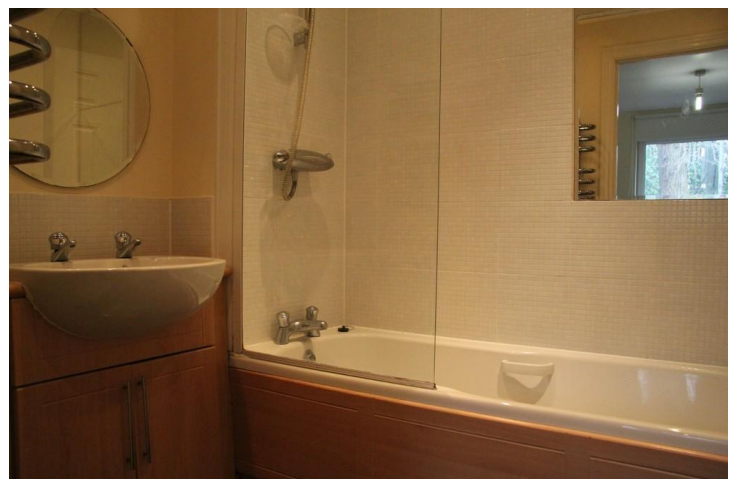
60 Addison Road, Tunbridge Wells, TN2 3GG

This one bedroom ground floor maisonette is sure to appeal to both investment purchasers and first time buyers alike. Being situated approximately within one quarter of a mile walking distance of High Brooms mainline station with its vast commuter services to London. The property can either be sold with vacant possession or with the existing tenant in situ who is currently paying £725.00 per calender month thus providing an immediate return for any investor/purchase. The property itself has been well maintained and indudes double glazed windows, electric heating, kitchen with integrated appliances, bathroom with white suite, separate wc and an allocated parking space for a single vehicle. This property has been competitively priced and is sure to attract interest on circulation of these details.

The accommodation comprises a panelled entrance door into:

SITTING ROOM:

Focal points fireplace with electric fire and wood surround, built-in storage cupboard, electric radiator, power points, walk-in square bay window with outlook to front and open aspect into:



KITCHEN:

Fitted with a range of wall and base units with work surfaces over and adjacent tiling, fitted electric hob and oven with filter hood above, integrated washing machine, space for fridge/freezer, tiled flooring, kickspace heater, power points, ceiling downlights and internal window.

INNER HALLWAY:

Electric wall heater.

CLOAKROOM:

White low level wc, wash hand basin with cupboards beneath, electric wall heater, tiled flooring and extractor fan.

DOUBLE BEDROOM:

Electric wall heater, power points and window to rear.

EN SUITE BATHROOM:

Comprising of a white suite with panelled bath, mixer tap and plumbed in shower over, wash hand basin with cupboards beneath, tiled flooring, tiled shower area and chrome towel rail/radiator.

OUTSIDE FRONT:

Array of shrubs and planting and path to private entrance.

One allocated parking space.

SITUATION:

The property is conveniently located close to High Brooms mainline railway station with its fast and frequent train services to London and the South Coast. The main town centre of Royal Tunbridge Wells is approximately a mile and half distance and offers an excellent range of shopping facilities including the Royal Victoria Place Shopping Mall and the Calverley Road Precinct with more specialist shops, cafes, bistros and restaurants in the High Street and Pantiles areas of the town. The area is well served with a variety of schools both state and independent for children of all ages and recreational amenities include Tunbridge Wells Sports and Indoor Tennis Centre on St Johns Road, excellent local parks, golf, rugby and cricket clubs whilst on the outskirts of the town you will find the Knights Park Retail Centre home to a multi-screen Cinema, Tenpin Bowling Complex, Private heath club as well as supermarkets and take away restaurants.

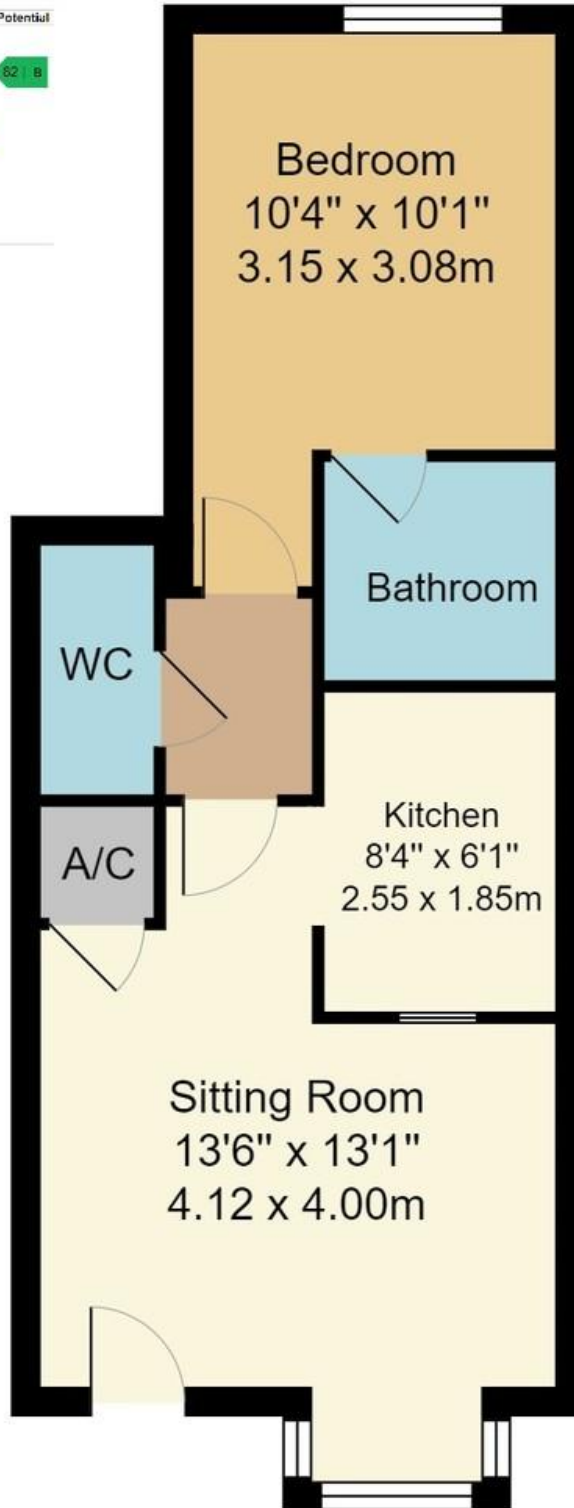
TENURE:

Leasehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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