



Apartment 8
Lansdowne Villa
Lansdowne Road, Tunbridge Wells, Kent



A smart and beautifully presented apartment with allocated parking, balcony, and lift access situated within a short walk of the town centre and station.

Guide price £475,000 Share of freehold

Situation:

The property is situated in a convenient location within a short walk of the town centre and mainline station. The town is renowned for its excellent shopping facilities and amenities including cinema complex, theatres, the historic Pantiles, Tunbridge Wells common and Dunorlan and Calverley Parks. Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour and the A21 is also within easy reach of the property and links with the M25. There are also a number of well-regarded schools in the area, including grammar schools for both girls and boys.

Description:

This impressive and stylish top floor apartment is beautifully presented and exceptionally well appointed, offering versatile accommodation throughout, and is situated in a handsome building with the remainder of the balance of 10-year International Construction Warranty, loft access, allocated parking, large communal garden, and bike store.

The accommodation is presented over one floor and features luxury wood flooring in the hallway and living area. This impressive property includes; a large entrance hall; a well-proportioned, dual aspect living area with feature vaulted ceiling providing a tremendous sense of space, a door providing access to the private balcony overlooking the garden, and a kitchen area with a wide range of gloss wall and base units, complementary work surfaces, sink with mixer tap over, and integrated Bosch appliances including oven, induction hob with stainless steel extractor, microwave, dishwasher, full size fridge and freezer, and washer/dryer.

The apartment has two good sized double bedrooms, both with fitted wardrobes and clean and crisp ensuite bathrooms featuring large walk in rain showers, low level w/c, wash basin with mixer tap above and storage beneath, stainless steel heated towel rail, and attractive wall and floor tiling. The bedroom to the rear of the apartment also has a door providing access to the private balcony. The balcony is of good size and is able to comfortably fit table and chairs to enjoy the view of the well-maintained gardens in addition to wider attractive roof top views of the surrounding area.

The apartment is housed in a noticeably handsome and well-maintained converted villa with modern addition and benefits from Share of Freehold 999 years from 2019, ground rent nil, service charge circa £250pcm.

Services: Mains water, electricity

Local Authority: Tunbridge Wells Borough Council (01892) 526121

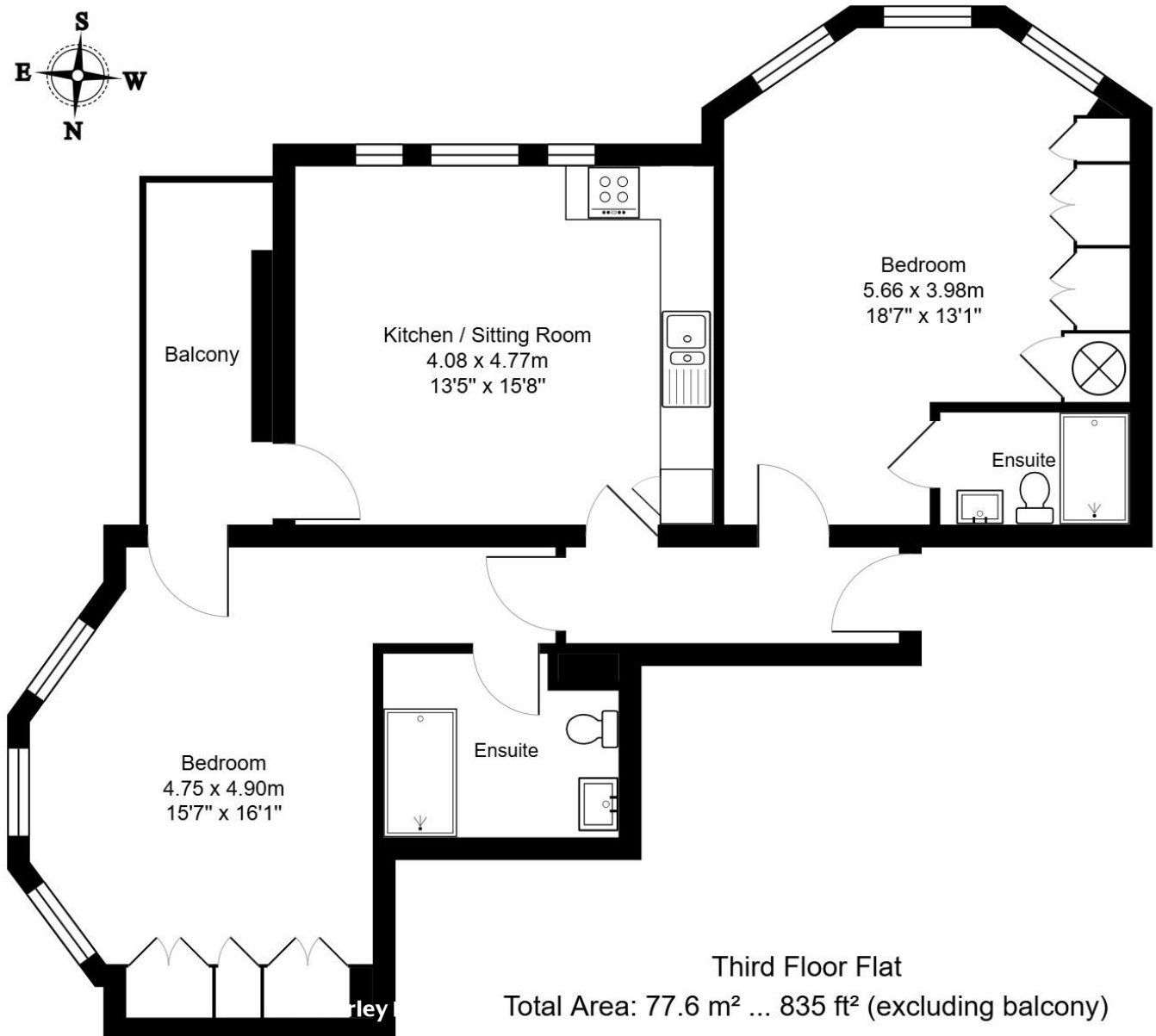
Current council tax band: D

Current EPC rating: D

Postcode: TN1 2FS

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
 Total Area: 77.6 m² ... 835 ft² (excluding balcony)
 All measurements are approximate and for display purposes 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



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