



## 2 bed apartment to buy in TN1

3 Carlton Road, Tunbridge Wells, Kent,  
TN1 2JS

**£440,000** Starting Bid

 x 2  x 2  x 2

Tenure

**Share Of Freehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Beautifully presented. light, airy and spacious southerly aspect
- ✓ Allocated parking
- ✓ Located within a handsome Victorian villa
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

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Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

The property is situated in a convenient location within easy reach 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 ground floor apartment is beautifully presented and exceptionally well appointed, offering spacious accommodation throughout, and is situated in a recently building of just ten 2- & 3-bedroom apartments set back from the road.

The accommodation is presented over one floor and features luxury oak wood flooring in the hallway, living area, and kitchen. This impressive property includes; a large entrance hall; a spacious living area with feature brick alcove, bay windows, and door providing access to the terrace; and a contemporary Ashton Lewis solid hardwood kitchen featuring a wide range of wall and base units with complementary quartz work surfaces, stainless steel one and a half bowl sink, and integrated appliances including Neff induction hob, Neff double ovens, Hotpoint fridge/freezer, dishwasher, as well as a washing machine and dryer.

The apartment has two good sized double bedrooms, with the principal bedroom benefiting from a Hugo Oliver designed en suite with large walk-in shower with both rain and separate shower attachment, heated towel rail, and delightful Craven Dunnhill Fine ceramic floor tiling. The property also has a large family bathroom, with bath and shower over, heated towel rail, and, again, is of Hugo Oliver design with attractive Craven Dunnhill Fine ceramic floor and wall tiles.

The apartment is housed in a noticeably handsome converted Victorian villa and, in 2019, was the recipient the Royal Tunbridge Wells Civic award for sympathetic . As mentioned, the apartment benefits from a large private terrace in addition to allocated parking to the front of the building.

Council Tax Band: C

Tenure: Share Of Freehold

Price: Starting Bid £440,000

Property Type: Apartment

Parking: Allocated, Gated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

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

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Contact your local branch today for more information on this property:

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