



### **Modern One Bedroom Second Floor Apartment with Parking**

Bright and airy modern second floor apartment just a 6 minute walk from High Brooms mainline station with its train services to London. There is a modern kitchen with dishwasher, washing machine and full height fridge freezer, which is open plan to a large living-dining area. There is a modern bathroom and a master bedroom. Outside there is a communal garden which is mainly laid to lawn, an allocated parking space and a bike store. Quiet cul-de-sac location close to Grosvenor & Hilbert park. Double glazing throughout, EPC band C. Council tax band C. No chain. Leasehold. Viewing highly recommended.





## ACCOMMODATION

### **Open Plan Living Area** 17' 2" x 16' 9" (5.22m x 5.11m)

The open plan living area is a good size. It has three double glazed windows with window blinds. There are two wall mounted electric wall heaters and a TV point.

### **Modern Kitchen** 10' 5" x 6' 1" (3.18m x 1.86m)

The modern kitchen is open plan to the living room. There is a one and a half bowl sink with mixer tap, a washing machine, dishwasher, electric hob and fan oven. There is a good range of wall and base kitchen cupboards providing plenty of storage, and a full height fridge freezer.

### **Modern Bathroom**

The modern bathroom has a full length bath with shower over. There is a WC, wall mounted basin with storage underneath, and a wall mounted mirror cabinet.

### **Master Bedroom** 13' 4" x 11' 1" (4.07m x 3.38m)

The master bedroom has two double glazed windows, a fitted shoe cupboard, and a wall mounted electric heater.

### **Allocated Parking Space**

The property comes with an allocated parking space. There is also a number of visitor parking bays on the development.

### **Location**

The second floor apartment sits at the end of Addison Road which is a quiet residential cul-de-sac. There is an entrance to Grosvenor & Hilbert park close by. High Brooms mainline station with its train services to London is just 0.3 miles away or a 6 minute walk. Asda Tunbridge Wells Superstore is just over a mile away, and Royal Victoria Place shopping centre is a 5 minute drive.

### **EPC & Council Tax**

Energy Performance Certificate band C. Tunbridge Wells Council tax band C, £1985.71 for 2024-25

### **Lease, Ground Rent & Service Charge**

The lease has 136 years remaining. The ground rent is £230 pa. The service charge is £1693.82 pa.







## FLOOR PLAN

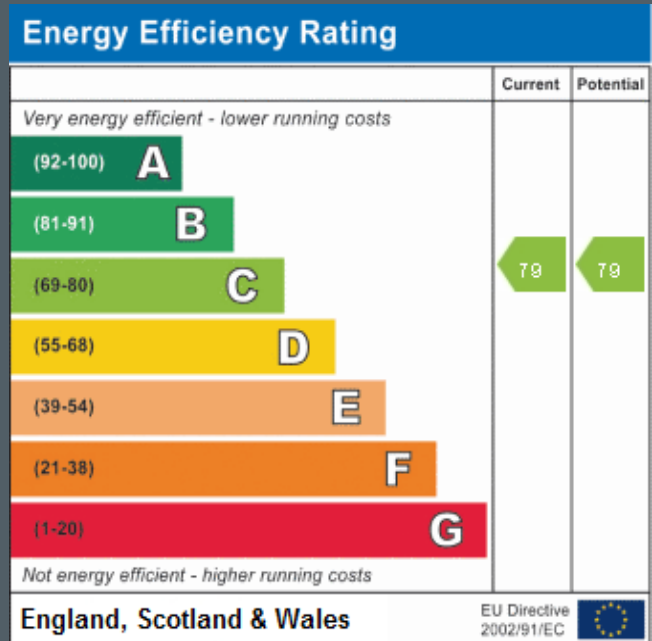


2nd Floor Flat  
Area: 47.8 m<sup>2</sup> ... 515 ft<sup>2</sup>

  
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# Bardens

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