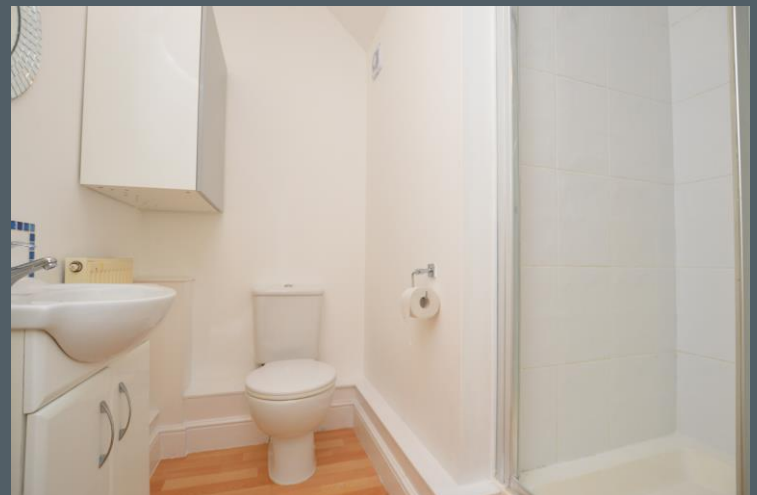




Ground Floor One Bedroom Flat in Popular Langton Green

This ground floor one bedroom flat is situated in the heart of Langton Green. It has a bedroom with bay window and a dual aspect living room with backdoor to the rear of the property. The kitchen-breakfast room has plenty of space for a table and chairs, and is well equipped with washing machine, dishwasher and full height fridge freezer. The modern shower room has a walk-in shower, and two storage cupboards. The flat has gas central heating and double glazing, EPC band D. Low maintenance wood effect laminate flooring throughout. Viewing highly recommended.





ACCOMMODATION

Master Bedroom 12' 3" x 9' 10" (3.74m x 3m)

The master bedroom has a bay window that overlooks the front of the property. There is a low maintenance wood effect laminate floor, a radiator and a TV point.

Shower Room 6' 7" x 3' 11" (2m x 1.2m)

The shower room has a walk-in shower, WC, a wall mounted basin with mixer tap and storage cupboard underneath. There is a radiator, a wall mounted storage cupboard and a mirror.

Kitchen-Breakfast Room 11' 10" x 10' 10" (3.6m x 3.3m)

The kitchen-breakfast room has a low maintenance wood effect laminate floor. There is space for a table and chairs. The kitchen is well equipped with a washing machine, full height fridge freezer, dishwasher, electric oven & hob, and stainless steel sink with mixer tap. There is plenty of worktop space and a good range of wall and base kitchen cupboards providing lots of storage.

Living Room 13' 11" x 10' 3" (4.23m x 3.13m)

The dual aspect living room has a low maintenance wood effect laminate floor. There is a back door that opens onto the back of the property and the parking area. There is a radiator and TV point.

EPC and Council Tax

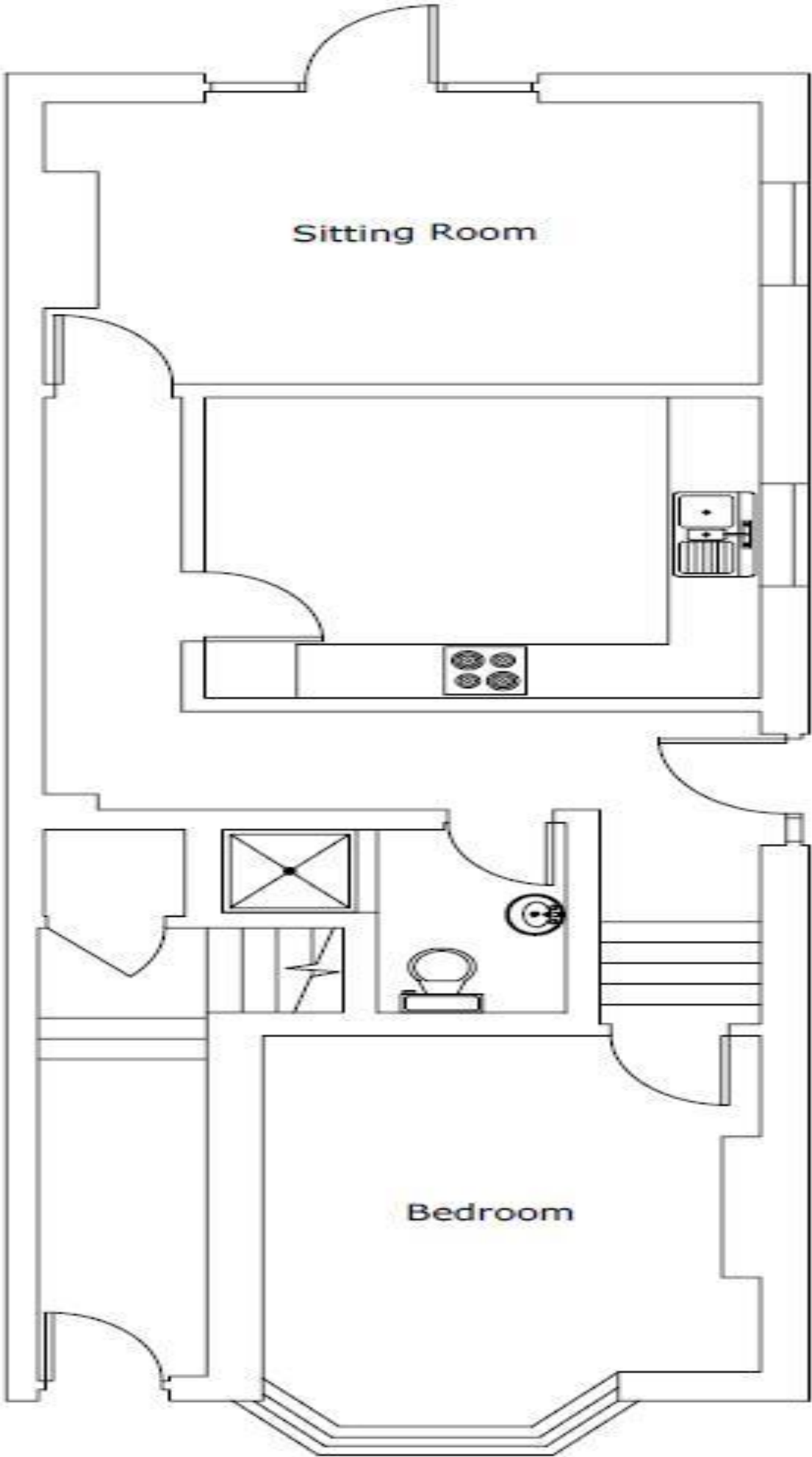
Energy Performance Certificate band D. Tunbridge Wells council tax band B, £1659.46 for 2023-24

Location

The property is situated in a well maintained building on the Langton Road in the sought after village of Langton Green. There is on street parking on Salisbury Road. The village benefits from a garage, and various shops and restaurants. The excellent pub The Hare is a short 5 minute walk away. The Langton Green Primary School with it's Ofsted Outstanding rating is only 10 minutes by foot. Tunbridge Wells mainline station with its train services to London is only 2.7 miles away. In Tunbridge Wells there are excellent shopping facilities, including the famous Pantiles and the Royal Victoria Place shopping centre. There is also a great selection of restaurants and cafes. The area has a wide variety of recreational amenities including Dunorlan Park with its boating lake and Hawkenbury recreational grounds.



FLOOR PLAN

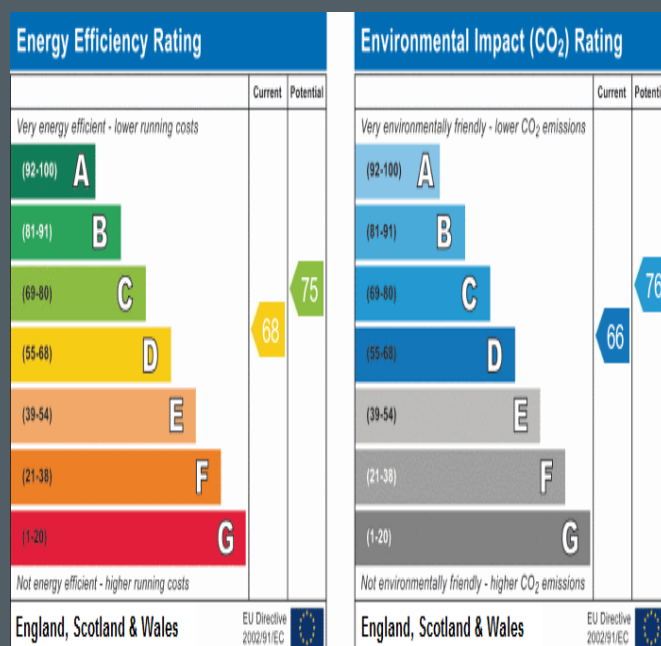


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