



### Modern 2 Bedroom Apartment in Purpose-Built Block with Lift & Parking

This modern two bedroom first floor apartment sits in a purpose-built block in the heart of popular St Johns. The kitchen is well equipped with fan oven, induction hob, washer dryer and American style fridge freezer. The kitchen is open plan to the dual aspect living room. The master bedroom has a fitted wardrobe and there is a second double bedroom. The bathroom has a shower over the bath. Hallway storage cupboard. Double glazing throughout, modern electric heating, EPC band C, council tax band D. Secure underground allocated parking space. Available for long term let. Viewing highly recommended.





## ACCOMMODATION

### Fitted Kitchen

The fitted kitchen is well equipped with a sink with mixer tap, a four ring induction hob, fan oven, washer dryer and an American style fridge freezer. A good range of wall and base kitchen cupboards provides plenty of storage.

### Open Plan Kitchen-Living Room 19' 5" x 9' 5" (5.91m x 2.86m)

The dual aspect kitchen-living room is bright and airy and has low maintenance laminate flooring. The room has two double glazed windows, two electric heaters and a TV point.

### Master Bedroom 11' 10" x 10' 10" (3.6m x 3.3m)

The master bedroom has a double glazed window, a TV point, a telephone point and an electric heater. There is a full height fitted wardrobe.

### Modern Bathroom

The modern bathroom has an electric shower over the bath. There is a WC and a wall mounted basin with storage underneath. A cabinet with mirror doors provides more storage, there is also a heated towel rail and an extractor fan.

### Double Bedroom 2 11' 9" x 8' 6" (3.58m x 2.6m)

The second double bedroom has two double glazed windows and an electric heater.

### Entrance Hallway

The entrance hallway has a telephone entry system and a storage cupboard.

### Allocated Parking Space

The property comes with a secure underground allocated parking space.

### EPC & Council Tax

Energy Performance Certificate band C. Council tax band D, £2341.59 for 2025-26

### Location

The apartment is on the first floor of a purpose-built block with lift access. It is set back from the St Johns Road, and is a 5 minute walk from St John's Church. There is a good range of cafes and restaurants nearby. St Johns Park, Tesco Express and Sainsbury's Local supermarket are all less than a 10 minute walk. Royal Victoria Shopping centre is 12 minutes away on foot. Tunbridge Wells mainline station with its train services to London is less than a mile away.

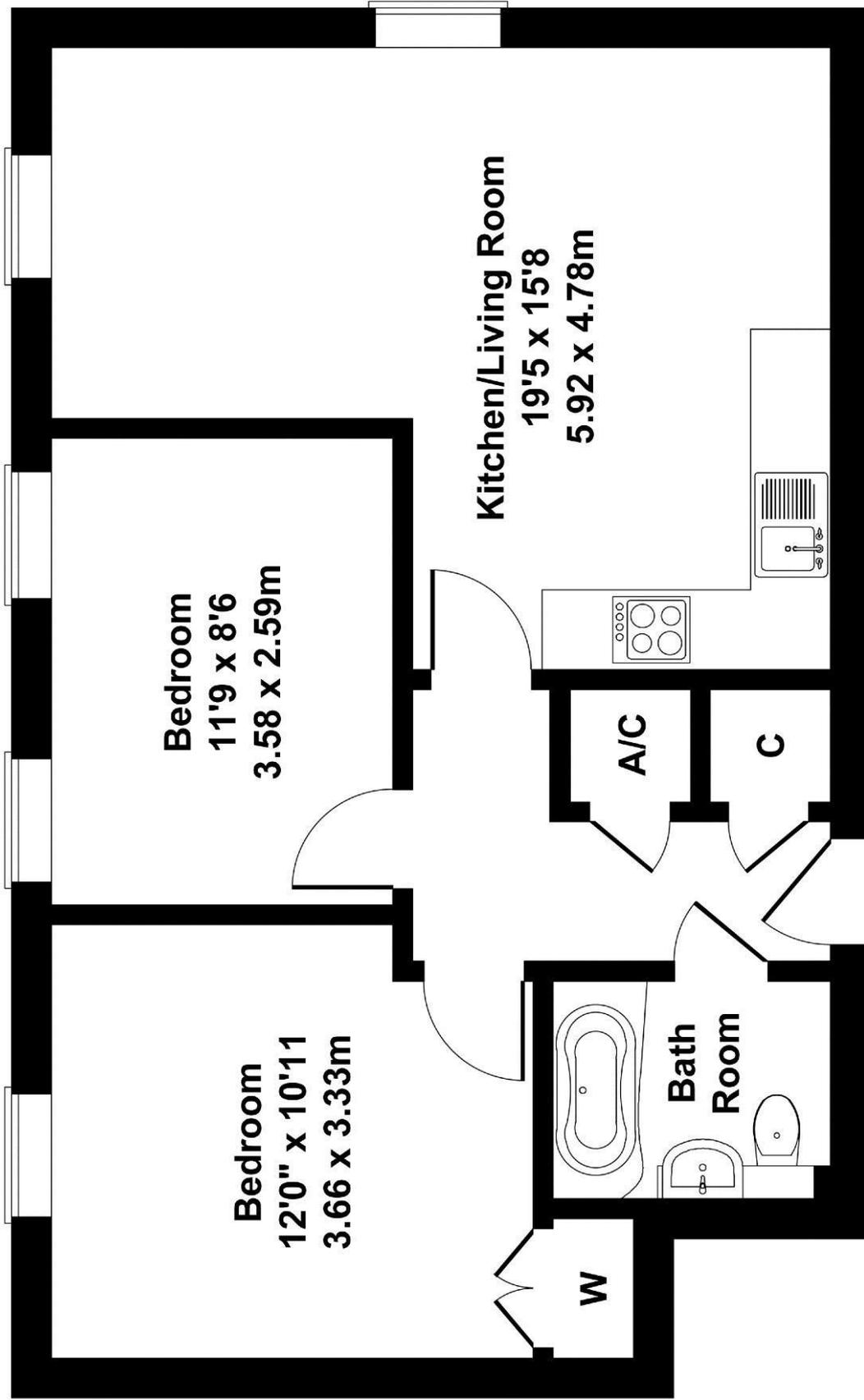




FLOOR PLAN

# Marconi Place

Approximate Gross Internal Area  
621 sq ft - 58 sq m



## IMPORTANT NOTICE

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