



### **Second Floor Studio Apartment in Langton Green**

Second floor studio apartment in sought after Langton Green Village location. The property benefits from a bright and airy double aspect studio room. fitted Kitchen with fridge and washer dryer. Shower room with walk in corner shower. Secure entry phone system. Plenty of storage with access to loft and two eaves storage areas. Gas central heating and double glazing, EPC band C. Council tax band A. Leasehold. Long lease of 242 years, peppercorn ground rent. Good first time buy or buy to let. No chain. Viewing highly recommended.





## ACCOMMODATION

### Kitchen Area

Kitchen within studio room has electric hob, under-counter fridge and microwave oven. Single stainless steel sink with mixer tap over. Wall mounted cupboards.

### Shower Room 5' 8" x 5' 7" (1.72m x 1.71m)

Modern shower room with walk in corner shower, WC and wall mounted basin with storage cupboard under.

### Studio Room 19' 11" x 9' 6" (6.06m x 2.9m)

Light and airy double aspect studio room with access to loft and eaves storage. Width 2.9m widens to 3.9m. Dual radiators with thermostatic valves. Recently decorated.

### Eaves Storage Area 11' 7" x 5' 5" (3.54m x 1.65m)

Eaves storage area to side of studio room. Has washer dryer and light. Large area but sloping ceiling restricts height.

### Eaves Storage 2 5' 8" x 4' 11" (1.72m x 1.51m)

Second eaves storage area to side of entrance hallway. Contains recently serviced gas boiler. Note sloping ceiling restricts height.

### Entrance Hallway 5' 10" x 3' 6" (1.78m x 1.07m)

Entrance hallway with secure entry phone system. Access to eaves storage area.

### 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 its 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.

### EPC and Council Tax

Energy Performance Certificate band C , Tunbridge Wells council tax band A, £1561.06 for 2025-26.

### Lease & Service Charge

The flat is leasehold. Long lease of 242 years remaining. Ground rent peppercorn. Service charge £1050 pa.



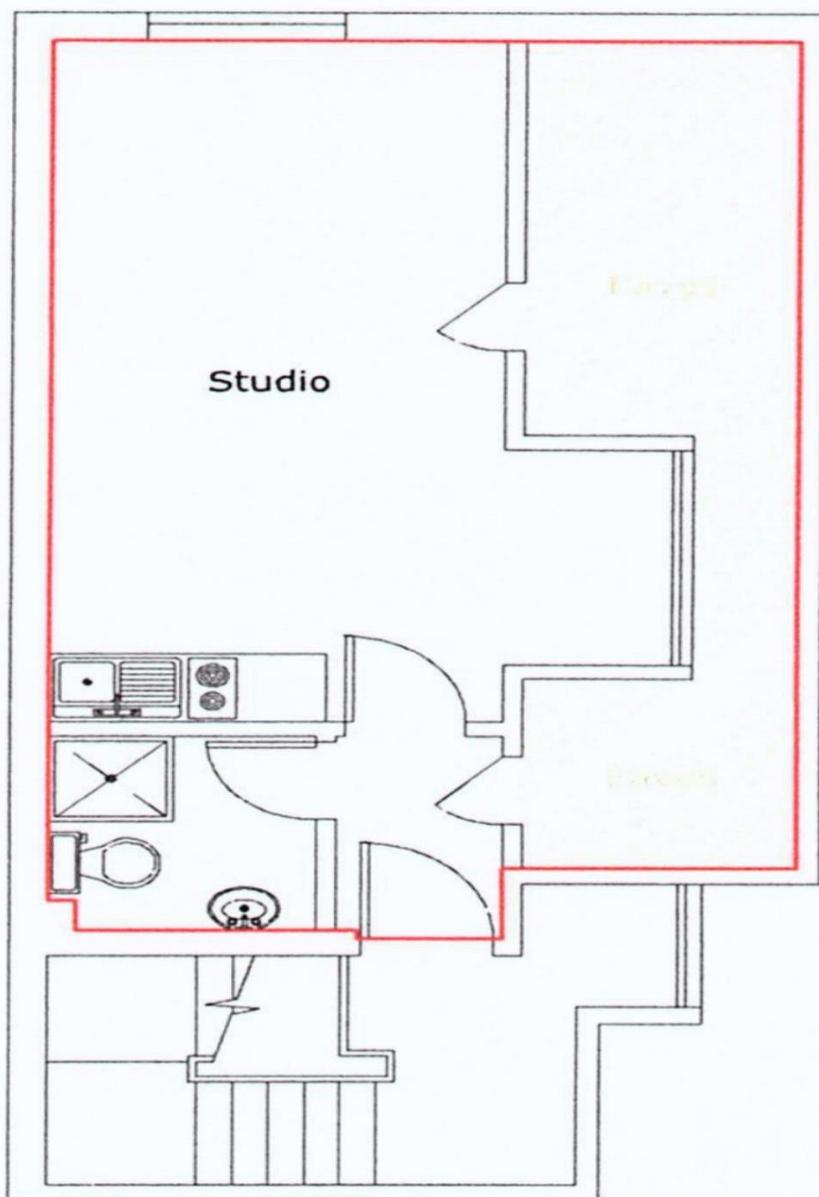
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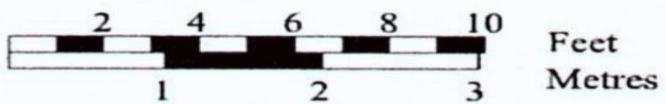
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## FLOOR PLAN



Second Floor



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

