



### **1 Bedroom Second Floor Apartment with Allocated Parking in Popular St Johns**

This modern second floor apartment sits in the popular St Johns area of Tunbridge Wells. It is offered as a shared ownership property (30% share). Full market value £200,000. The open plan kitchen-living-dining room is bright and airy. The fitted kitchen has space for a full height fridge freezer and a washing machine. There is a double master bedroom, and a modern family bathroom. Double glazing throughout, electric heating, EPC band B. Council tax band C. Generous floor area at 49 sqm. Lease 105 years remaining. Walking distance to Royal Victoria Place shopping centre and Tunbridge Wells mainline station. Viewing highly recommended.





## ACCOMMODATION

### **Open Plan Kitchen-Living-Dining Room** 20' 8" x 19' 0" (6.3m x 5.8m)

The L-shaped kitchen-living-dining room is bright and airy with three double glazed windows. There is a TV point and two modern wall mounted electric heaters.

### **Fitted Kitchen**

The fitted kitchen has an electric hob and fan oven. There is a sink with mixer tap, and space for a full height fridge freezer and washing machine. A good range of wall and base kitchen cupboards provides plenty of storage.

### **Double Bedroom** 13' 1" x 9' 10" (4m x 3m)

The double bedroom is a good size and has a double glazed window and modern wall mounted electric heater. There is a TV point.

### **Modern Bathroom** 7' 2" x 5' 1" (2.19m x 1.56m)

The modern bathroom has a full length bath with shower over. There is a WC and a pedestal basin with mixer tap. The room has a wall mounted mirror, a heated towel rail, a storage cabinet, fitted shelving and an extractor fan.

### **Allocated Parking Space**

The property comes with a secure underground allocated parking space.

### **Location**

The apartment is on the second 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.

### **EPC & Council Tax**

Energy Performance Certificate band B. Council tax band C, £2,081.41 for 2025-26.

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

The lease has 105 years remaining. There is no ground rent. The service charge is £169.30 pcm, or £2031.60 pa.

### **Shared Ownership & Rent**

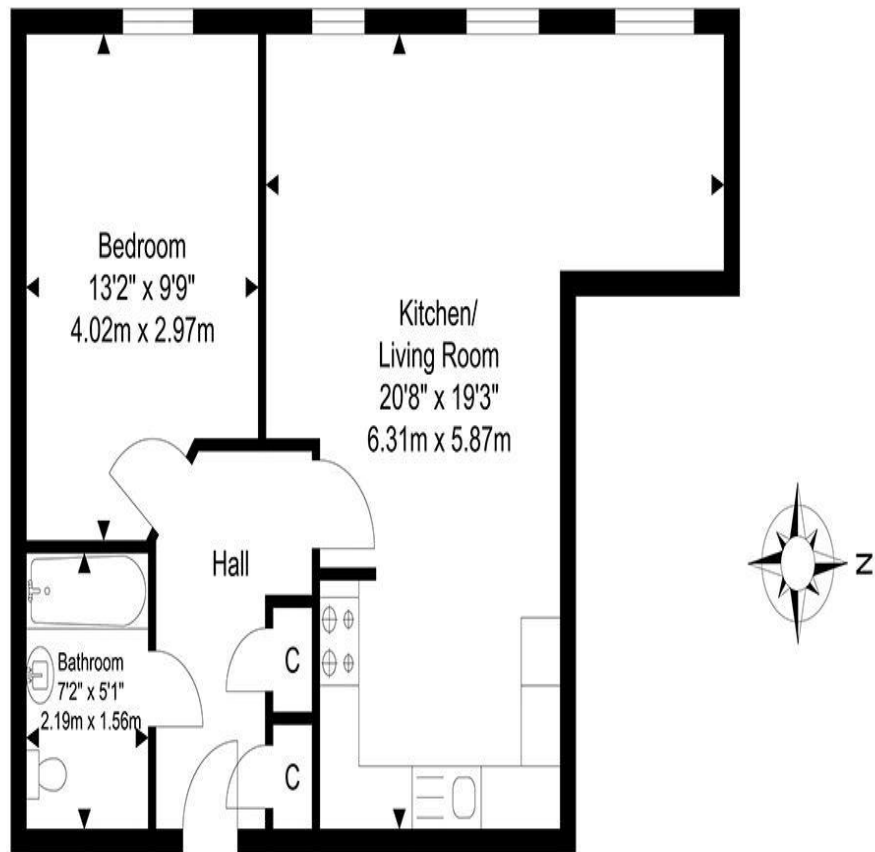
The sale price is for a 30% share in the property. The full market value is therefore £200,000. The rent is £510.25 pcm and is subject to an annual review.







## FLOOR PLAN



TOTAL APPROX FLOOR AREA 507.08 SQ. FT / 47.11 SQ. M

For Identification Purposes Only.

## IMPORTANT NOTICE

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