



One Bedroom Lower Ground Floor Flat with Courtyard Garden and Parking

This one bedroom lower ground floor flat has a fitted kitchen with fridge freezer, washing machine, fan oven and electric hob. There is a dual aspect living room, a double bedroom and a modern bathroom with walk-in double shower. Outside the property has a private courtyard garden. Off street parking space. Double glazed throughout, gas central heating, EPC band C. Council tax band A. Short walk to Grosvenor and Hilbert park. Viewing highly recommended.





ACCOMMODATION

Private Courtyard Garden

The property has a low maintenance private courtyard garden that is mainly paved.

Living Room 12' 0" x 8' 10" (3.66m x 2.7m)

The dual aspect living room has a TV point and a radiator with thermostatic valve.

Fitted Kitchen 11' 6" x 5' 6" (3.5m x 1.68m)

The fitted kitchen has a fan oven and electric hob. There is a washing machine, an under counter fridge and a separate fridge freezer.

Double Bedroom 10' 5" x 9' 0" (3.18m x 2.74m)

The double bedroom has a double glazed window and a radiator with thermostatic valve.

Modern Bathroom 8' 6" x 3' 8" (2.6m x 1.13m)

The modern bathroom has a pedestal basin with mixer tap, a WC, and a double walk-in shower. There is a heated towel rail, a double glazed window and an extractor fan.

Allocated Parking Space

The flat has an allocated off street parking space.

Location

The flat sits on the corner of Auckland Road and Rochdale Road, both of which are quiet residential streets. The entrance to Grosvenor & Hilbert park is a short walk away. There is a local convenience store a 2 minute walk away on St James' Road. The centre of Tunbridge Wells is easily accessible from the flat, with Royal Victoria Place a 15 minute walk away. High Brooms mainline station is just over 10 minutes away by foot.

EPC and Council Tax

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



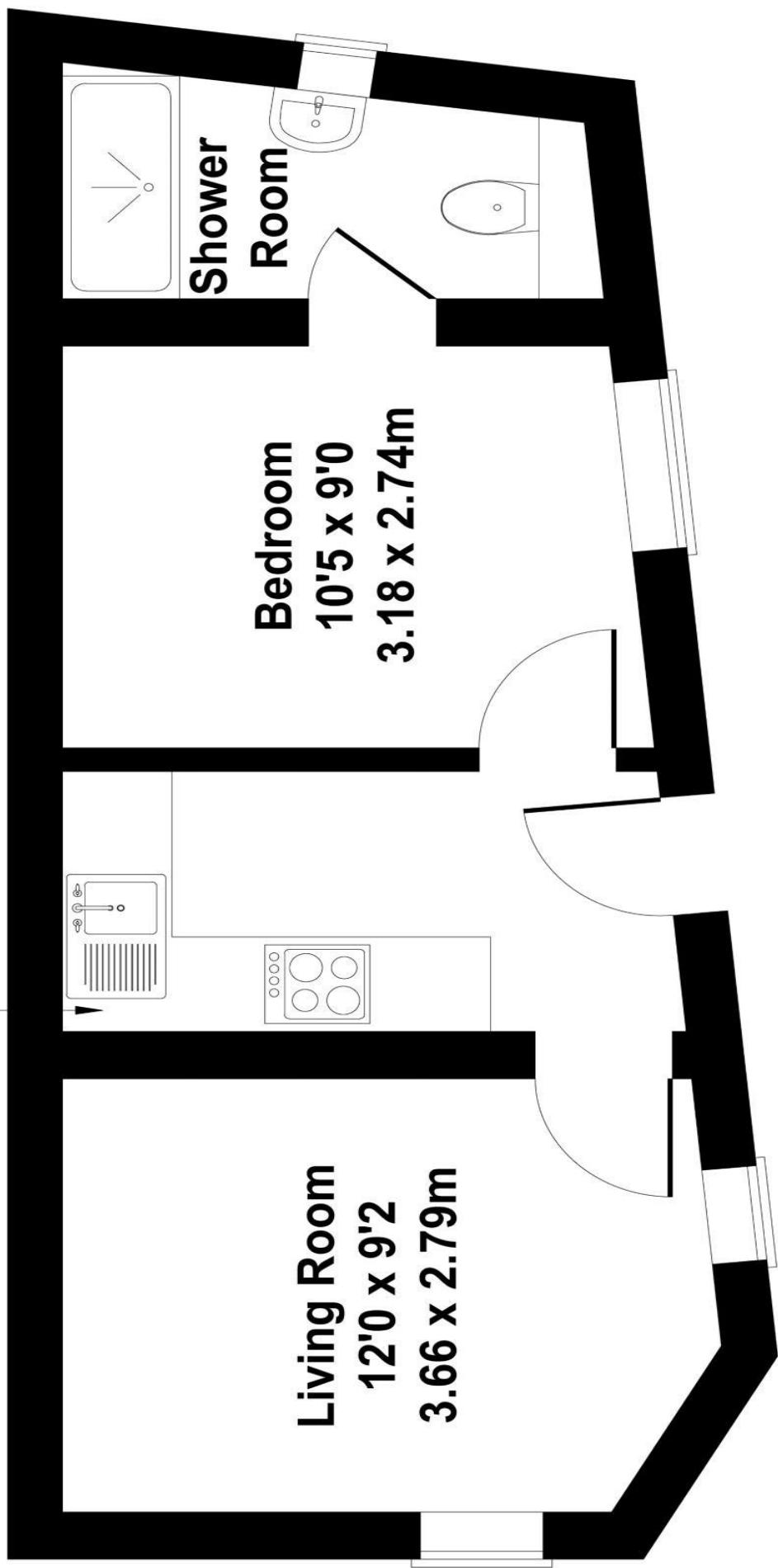


Auckland Road

FLOOR PLAN

Kitchen
11'6 x 5'6
3.51 x 1.68m

Approximate Gross Internal Area
324 sq ft - 30 sq m



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