

Flat 1, 3 South Grove, Royal Tunbridge Wells
Tunbridge Wells, Kent TN1 1UR

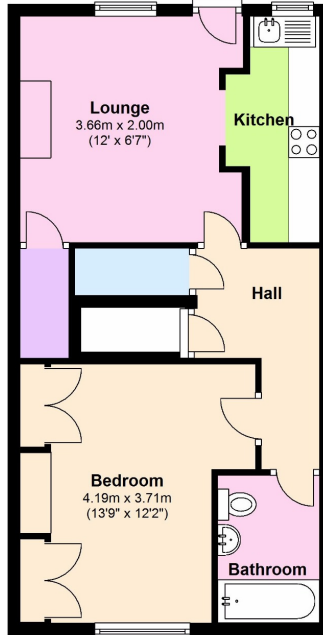
PRICE: £195,000



A well-presented 1 bedroom garden flat situated in the heart of the village area. This property is within 200 yards of the main line station and within 50 yards of both the High street and The Grove park. The flat provides a double bedroom with built in wardrobes, bathroom with bath and shower attachment, and lounge with door on to garden and kitchen with window to rear. The flat also has gas central heating and comes with fitted appliances.

Lower Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 45.3 sq. metres (487.9 sq. feet)

EPC Rating: C

Communal entrance hall with stairs down to:-

Lower Ground Floor

Hall- Good size with under stairs cupboard and doors to:-

Lounge 3.66m (12') x 2.00m (6'7")

Window to rear, decorative fireplace, radiator, door to good sized storage cupboard, door to garden and opening in to :-

Kitchen 3.66m (12') x 1.52m (5')

Fitted with a range of base level units with fitted oven and hob, freestanding fridge, space and plumbing for washing machine and window to rear overlooking garden.

Bedroom 4.19m (13'9") x 3.71m (12'2")max

Window to front, radiator, two built in wardrobes with hanging rail and shelves.

Bathroom

3 piece suite comprising of bath with mix shower unit, low level WC and hand wash basin.

Garden

Outside the rear door there is a small path leading to private cupboard housing boiler and plumbing for washing machine. There are steps that lead on to a communal garden mainly laid to lawn with rear access.

Tenure

Share of Freehold
£30pcm Maintenance

TW Property have prepared these particulars as a general guide for the assistance of purchasers. We have not carried out any form of survey, neither have we tested services or specific fittings, and are therefore unable to confirm that they are satisfactory for the intended purpose. Measurements given are approximate and should not be relied on when ordering carpets, furnishings etc. No person in the employment of TW Property has any authority to make or give any representation or warranty whatsoever in relation to this property or its fittings. Whilst we endeavour to make our sales details accurate and reliable, if there are any points which are of particular concern to you, please contact this office and we will be pleased to check the information for you. Please do so particularly if you are travelling some distance to view the property.

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