

London Road
Tunbridge Wells
Kent





Flat 2, Balmoral House 51-53 London Road TN1 1DT.



An elegant and beautifully presented apartment located just 0.2 of a mile from Tunbridge Wells station.

Tunbridge Wells station - 0.2 miles (London Bridge from 42 minutes). A21 (Pembury) - 2.4 miles. M25 (J5) - 16 miles. The Pantiles - 0.4 miles. High Street - 0.3 miles.

(All times and distances are approximate)



The Property

The apartment is entered via the private front door which opens into a spacious and impressive sitting room. At the rear of the building there is a stylish dining room with double doors leading to the private courtyard and the kitchen is fitted with a range of modern appliances. Stairs create a split level and lead to the two good-size double bedrooms, one of which has a bay window and built in storage and the other with an en suite shower room. There is also a further bathroom which has been beautifully appointed.

Gardens and Grounds

There is a private courtyard with plenty of space for alfresco dining and also a large communal patio area. The apartment also benefits from a private parking space.

Tenure

Leasehold.

Lease length 125 years from 01-01-2007.

Service charge for current year 2021 - 1,739.01 GBP.

Ground rent - 200 GBP.



Services

Mains water, electricity and drainage. Electric heating.

Local Authority

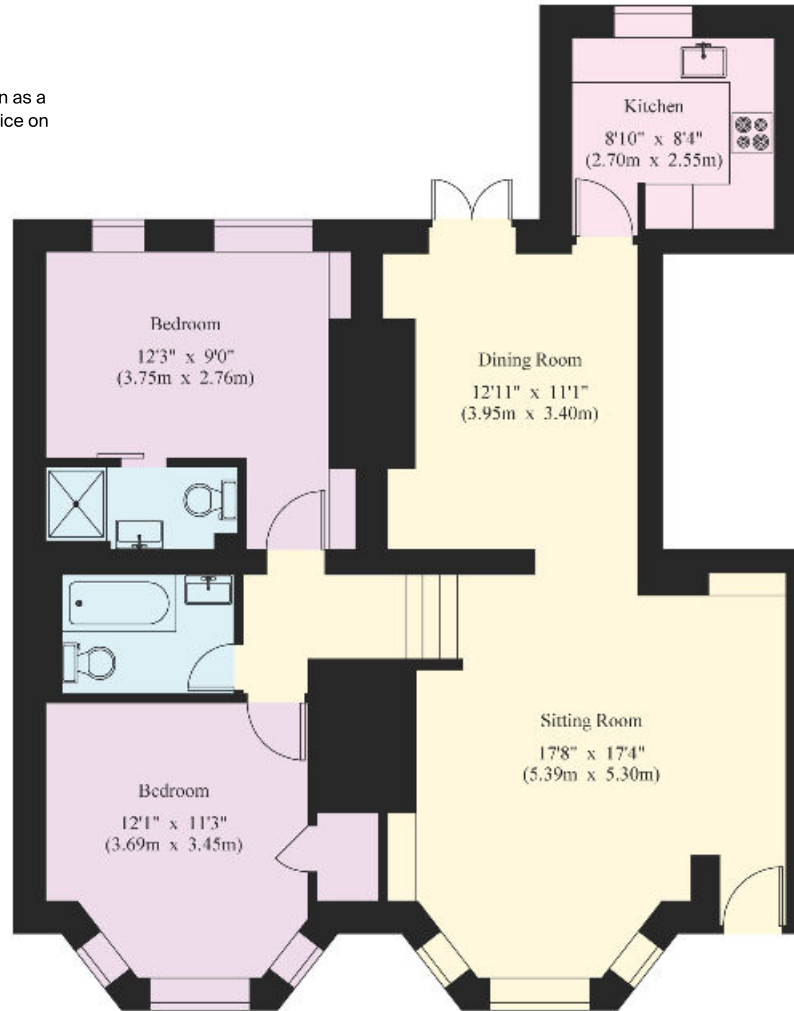
Tunbridge Wells Borough Council. Tel: 01892 526121.

Approximate Gross Internal Floor Area
90.1 sq m/969 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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Lower Ground Floor

Situation

The property is situated on London Road Road, 0.2 of a mile from the town centre with its mainline railway station, restaurants and a wide array of shops and boutiques. It is also ideally situated for numerous schools, including Skinners and Tunbridge Wells Girls.

Directions

From Tunbridge Wells station turn right onto Vale Road and right again onto London Road, Balmoral House will be found a short distance after The Premier Inn on the right hand side.

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I would be delighted to tell you more.

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Particulars dated June 2021. Photographs and videos dated June 2021.

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