



St. James Road, Royal, Tunbridge Wells

Offers Over £180,000 Share of Freehold

UNDER OFFER

This well presented CHAIN FREE apartment is situated in the popular ST. JAMES area just a short walk from many local amenities. The property benefits from having a SHARE OF THE FREEHOLD and off road ALLOCATED PARKING.

Well Presented One Bedroom Apartment | Popular St. James Area | Allocated, Off Road Parking | Walking Distance to Local Shops, Main Line Station, Cafes, Restaurant's, Bars, Bakery, Butchers & More | Affordable Service Charges | Share Of The Freehold |

01892 481300

info@legrys.com



This wonderful first-floor apartment is situated in a gorgeous converted Victorian mansion in St. James road. This property would make an excellent first-time purchase.

ACCOMMODATION:

As you enter the flat, you're greeted by a welcoming entrance hall. The open-plan living area boasts an original fireplace, high ceilings, and a large sash window that bathes the room in natural light, enhancing the spacious feel. Adjacent to the living area, you'll find a separate, well-equipped kitchen featuring a built-in oven, hob, fridge, freezer, and washing machine. The double bedroom, accessible from the hallway, also benefits from a large window, ensuring ample natural light.

Continuing down the hallway, you'll discover the bathroom, complete with a bath, shower over the bath, WC, washbasin, and a large storage cupboard.

To the rear of the property, there is an allocated off-road parking space, a communal garden, and a private storage shed. The shed is ideal for storing bicycles, a motorbike, tools, and more.

LOCATION:

Tunbridge Wells town centre offers an abundance of independent shops, cafes, bars, and restaurants as well as many well-known high street retailers located in the Royal Victoria Place Shopping Centre. Further facilities are available on the outskirts of the town and in the surrounding countryside for a range of activities such as golf, cycling, horse riding, sailing and many others.

Schools: The town is renowned for its excellent and outstanding schools for children of all ages. The closest school is St. James Primary School with an outstanding ofsted rating.

Mainline rail: Tunbridge Wells (0.8 mile walk) has regular services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street from about 50 minutes.

Agents Note: In line with money laundering regulations (5th directive) all purchasers will be required to allow us to verify their identity and their financial situation in order to proceed.

Tenure: Share of Freehold (993 years)
Ground Rent: £0 per year (reviewed every 0 years)
Service Charge: £1,833.57 per year
- Lease granted in 2011 for 999 years
- Service charge covers: Buildings insurance, management fees, communal area electricity, communal garden and fire assessments.
- Service Charges are reviewed yearly, running from January to December.

Please contact LeGrys for any extra information.
Parking options: Off Street
Garden details: Private Garden

FIRST FLOOR:

Hallway

Living Room / Dining Room

w: 4.27m x l: 3.66m (w: 14' x l: 12')

Kitchen

w: 1.22m x l: 3.05m (w: 4' x l: 10')

Bedroom 1

w: 2.74m x l: 3.05m (w: 9' x l: 10')

Bathroom

w: 2.13m x l: 3.05m (w: 7' x l: 10')



OUTSIDE:

Allocated Parking

Communal Garden

Shed

FIRST FLOOR



Whilst great care has been taken to be as accurate as is realistic, these details, photographs and floor plans are for guidance only and all measurements are approximate. All information has been received in good faith and we cannot be held responsible for the content of these particulars. None of the services, fittings or appliances at the property have been tested, we give no representations as to their fitness for purpose or otherwise. We assume that the property has all necessary permissions, consents and is fully compliant with statutory regulations. Purchasers must satisfy themselves by inspection, searches, enquiries, surveys and professional advice that the property is as described and suitable for their purposes. No agency employees have any authority to make or give any representations or warranty in relation to the property, and no liability is taken for any error, omission or misstatement. These details cannot be incorporated in any offer or contract and are for reference only.