



Linden Gardens, Tunbridge Wells

£275,000 Leasehold

SSTC

OPEN HOUSE Saturday 5th April 12.30 to 1.30pm. By appointment only. A fabulous opportunity to purchase a 2 bedroom ground floor Victorian conversion in the heart of Tunbridge Wells in need of modernisation throughout and offered with no onward chain.

QUOTE RG/LEGRYS TO VIEW | Ground Floor Period Apartment | 2 Bedrooms | Period Features | Communal Gardens | In Need of Modernisation Throughout. | Walking Distance To Town Centre | Walking Distance to Train Station | No Onward Chain | Video Tour Available and 360 |

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Situated in the heart of Tunbridge Wells on a private road, this charming two-bedroom Victorian conversion apartment offers a fantastic opportunity for buyers looking to modernise a home with character and history. Boasting high ceilings and period features throughout, this apartment is perfect for those seeking a spacious and elegant living space within walking distance of the town's vibrant amenities.

Tunbridge Wells town centre is just a short stroll away, offering a superb selection of boutique shops, restaurants, pubs, and cafés. For commuters, Tunbridge Wells mainline train station is also within easy reach, providing excellent transport links to London and beyond. Everyday essentials are conveniently available with Sainsbury's and Lidl just a short walk from the apartment, making this an ideal location for those looking for both charm and convenience.

Set within an attractive period building with just three apartments in total, this property is accessed via a communal entrance hall, leading to a private front door. Upon entering, the spacious entrance hall provides access to all rooms, offering a welcoming and practical layout. The living room is a standout feature, boasting generous proportions and a patio door that opens directly onto the rear garden, creating a seamless blend of indoor and outdoor living.

The kitchen also benefits from direct garden access, offering the potential to create a modern and stylish cooking space with lovely garden views. A separate utility room adds extra convenience and storage. The main bedroom is a generous size, featuring a stunning bay window that floods the room with natural light. The second bedroom is also a comfortable size, making it ideal as a guest room, study, or nursery. The bathroom completes the accommodation, offering scope for a stylish refurbishment.

Externally, the property is full of Victorian character and charm, set within a well-maintained front and rear communal garden. The rear garden is particularly appealing, with a raised terrace directly outside the apartment, offering a lovely outdoor space to relax or entertain.

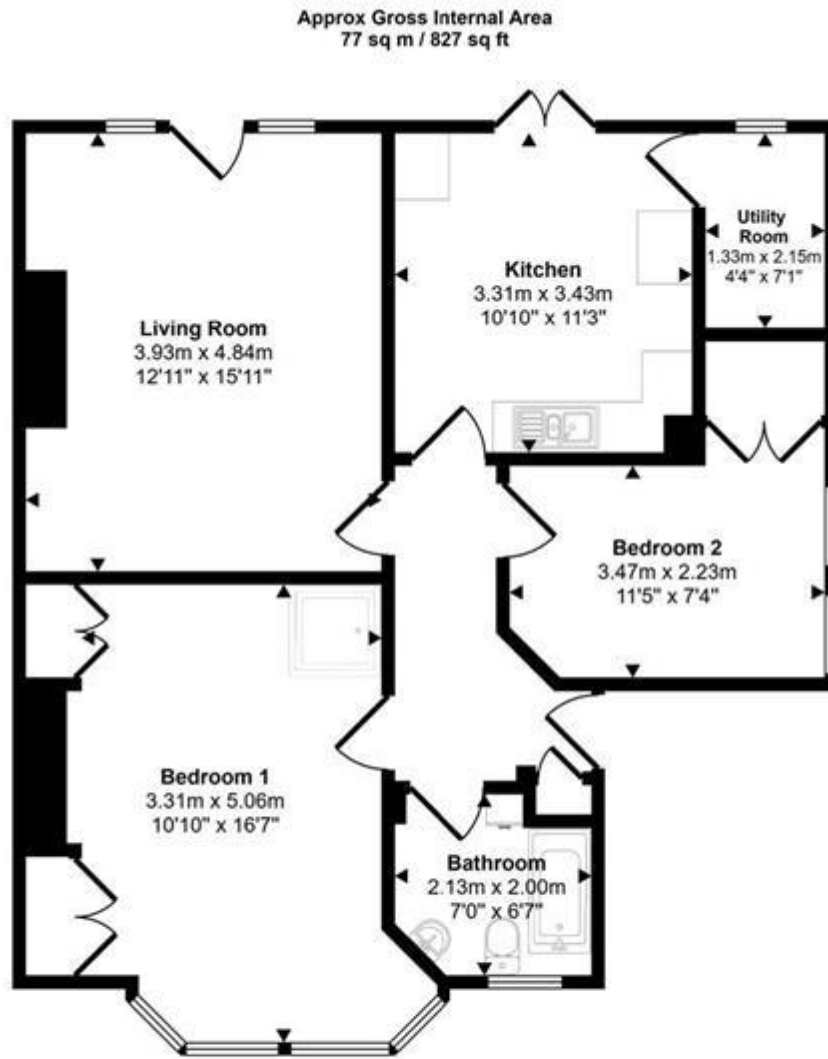
This apartment presents a rare opportunity to modernise a character-filled Victorian conversion in one of Tunbridge Wells' most sought-after locations. With high ceilings, period features, and spacious accommodation, this home has the potential to be transformed into a truly stunning property.

Offered with no onward chain, this is an exciting chance for first-time buyers, downsizers, or investors to create a unique home in a prime Tunbridge Wells setting. Viewing is highly recommended to appreciate the space, charm, and potential of this wonderful apartment.

Tenure: Leasehold (125 years)
Ground Rent: £0 per year
Service Charge: £1,268.96 per year
Garden details: Communal Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.