**DOORKNOBS**

Your Best Move Yet



First Floor Flat, 32 Prospect Road, Royal Tunbridge Wells, TN2 4SQ

**£375,000**









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Doorknobs are pleased to welcome to the market this two bedroom first floor apartment with its own PRIVATE GARDEN, set within this beautiful Victorian conversion with amples of character.

Location
The property is located just a short 5-10 minute walk to the Mainline Station and Town Centre, with regular services running to and from London. Calverley Park is also on your doorstep, which offers many recreational facilities like, Tennis Courts, Basketball Court, Children's Playground and a Local Café.

The closest primary school is Claremont Primary, with 'St James Primary' & 'St Peters Primary' also close by. The secondary and Grammar Schools are also within walking distance.

Description
The property consists of a large split level entrance hallway with amples of character and space for a small study area. The kitchen has solid wooden units with a painted front, solid wooden worktops, with appliances that include an oven, hob, washing machine, dishwasher and fridge/freezer.

There is a lovely large and bright living room with wooden flooring, feature fireplace, high ceiling and picture rails that adds to the charm of this property. There is a lovely large bay window that overlooks the gardens.

There are two bedrooms. The master being an exception size with wooden flooring and neutral décor. There is a window overlooking the rear. The second bedroom is a single bedroom size which would also be a perfect study/home office.

Located off of the hallway is modern bathroom that consists of bath, a separate shower cubicle, hand basin vanity unit and w.c.

Externally, the parking is on street within a permit holder area only and easy parking can be found.

Lease Infromation
The property comes with a Share of Freehold, with the lease being 999 years from Dec 1980. The ground rent is peppercorn with the service charge at £900 per annum which includes the buildings insurance.

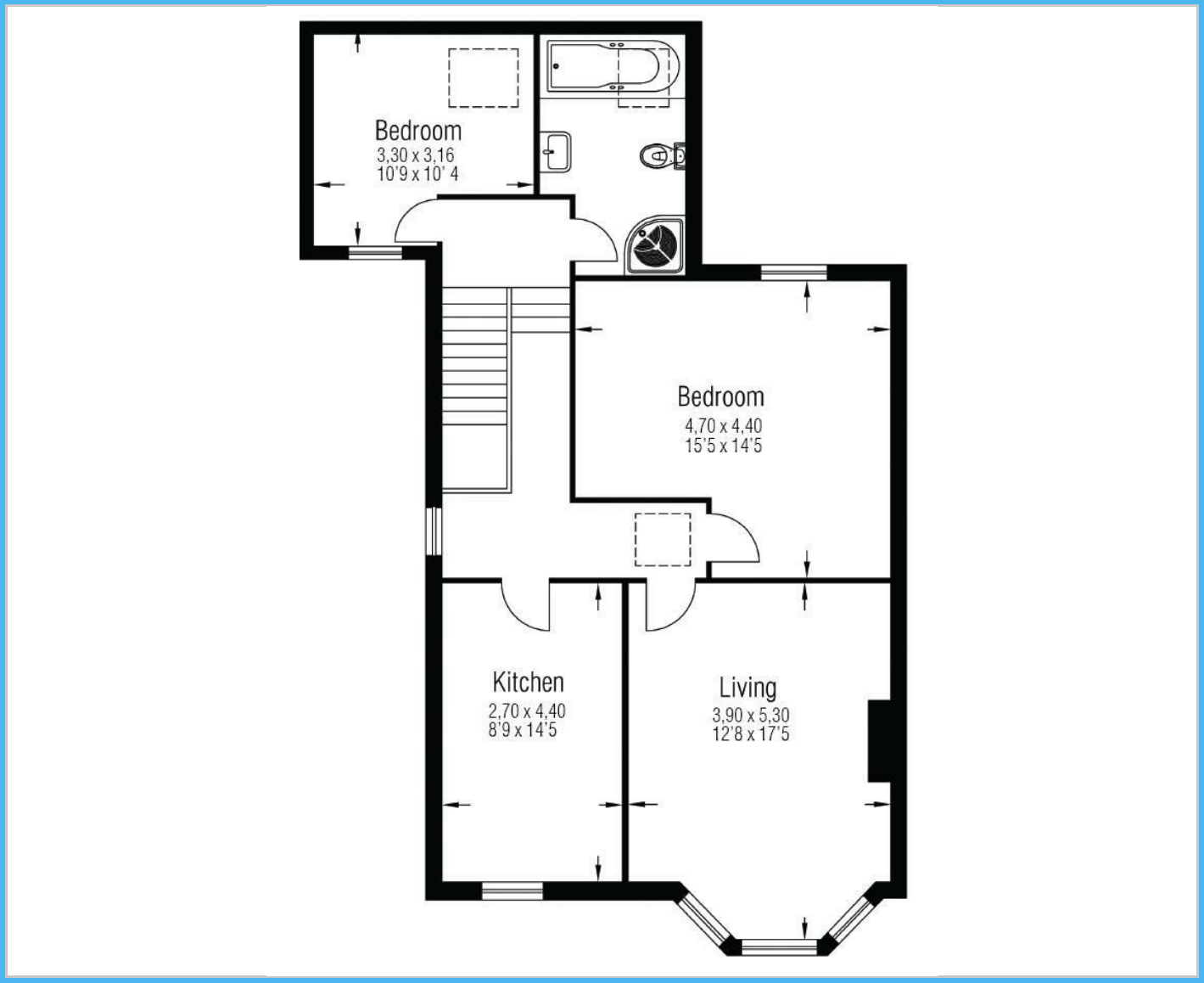




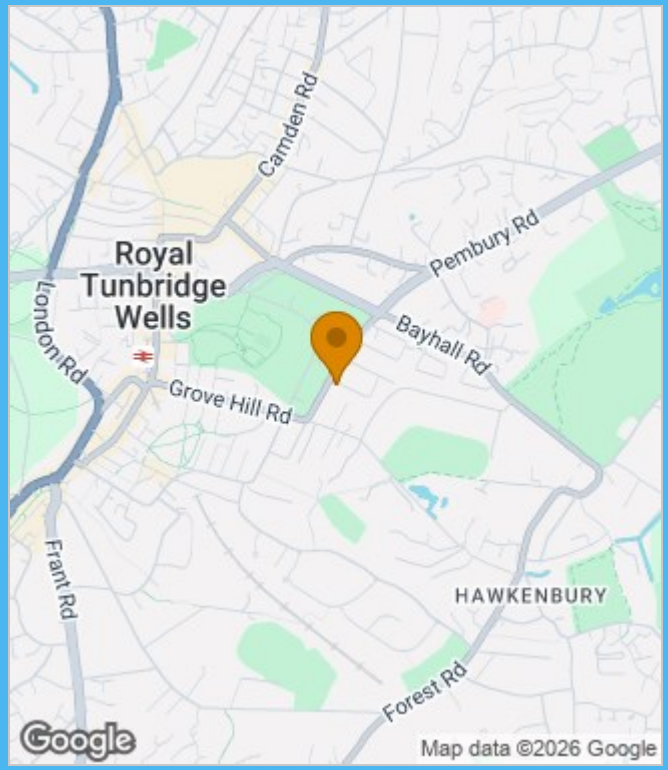


Council Tax Band: C

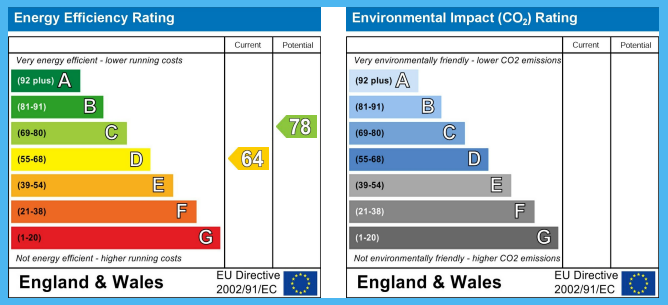
## Floor Plans




## Area Map




## Energy Performance Graph




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