Flat 5, 9 Montacute Road, Tunbridge Wells, TN2 5QR

£200,000

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A beautifully presented one-bedroom, top-floor apartment, forming part of an attractive converted Victorian house, ideally situated within easy walking distance of Tunbridge Wells mainline station, The Pantiles and town centre. Benefits include off-road parking for one car and access to a communal garden.

Location
Montacute Road is ideally positioned in a popular and convenient part of Tunbridge Wells, within easy walking distance of the town centre, mainline railway station and the historic Pantiles.

Tunbridge Wells mainline station provides regular rail services to London, making the location particularly well suited to commuters, while the town itself offers an excellent range of shopping, dining and leisure facilities. The renowned Pantiles is close by and is home to an attractive selection of independent boutiques, cafés, bars and restaurants, as well as regular markets and seasonal events.

The wider town centre provides a comprehensive range of everyday amenities, while Tunbridge Wells is also well known for its abundance of green spaces and surrounding countryside, offering plenty of opportunities for walking and outdoor recreation.

Description
The property has recently undergone a programme of improvement and is presented in excellent decorative order throughout, with newly laid flooring, fresh neutral decoration and a stylish newly fitted shower room. The result is a bright and welcoming home that combines the charm and character of a period conversion with a clean, contemporary finish.

The accommodation is centred around a spacious open-plan kitchen/sitting room. This impressive living space is flooded with natural light from both the large window and additional roof light, while the sloping ceilings and interesting rooflines add plenty of character. There is ample space to create comfortable sitting and dining areas, making this a particularly sociable and versatile room.

The kitchen is neatly incorporated into the living space and is fitted with a range of white units complemented by warm wooden work surfaces and contrasting tiled splashbacks. There is a good selection of appliances and storage, while the roof light above allows further natural light into the kitchen area.

The bedroom is a particularly generous double room, again benefitting from the characterful proportions of the top floor and offering plenty of space for bedroom furniture. A window provides natural light, while useful eaves storage offers additional practicality without compromising the main living space.

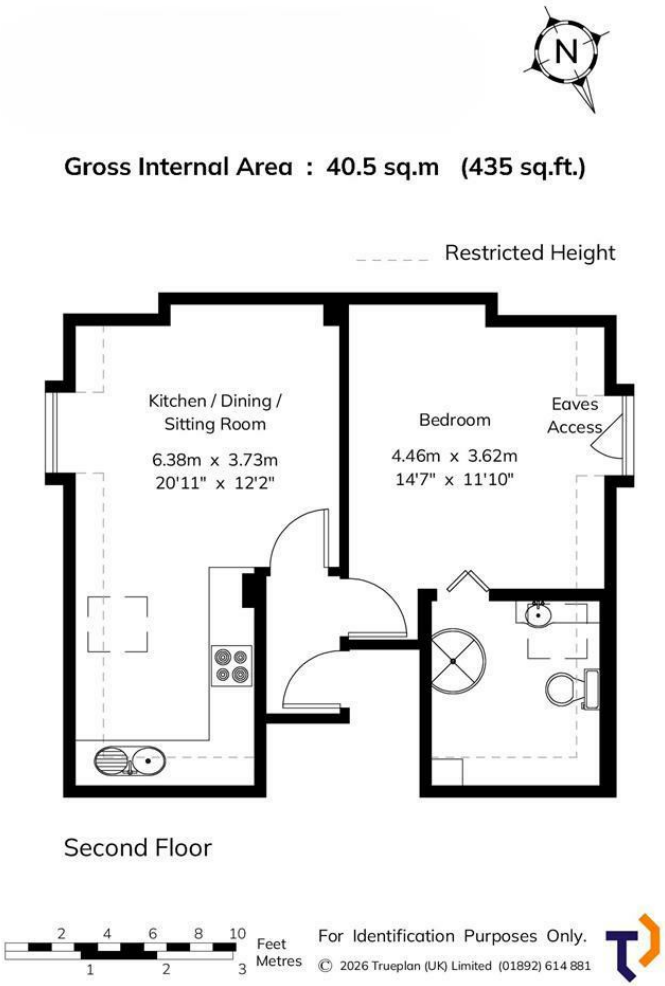
A real highlight of the apartment is the newly fitted shower room, which has been finished in a smart contemporary style. Large neutral tiles are complemented by modern grey vanity units, chrome fittings and a heated towel rail, while the generous corner shower enclosure features both rainfall and handheld shower fittings. A large roof light further enhances the room, creating a bright and airy feel.

Outside, the property enjoys two particularly valuable benefits for such a central location, with off-road parking for one car and use of a communal rear garden. The garden is predominantly laid to lawn and bordered by established hedging, providing a pleasant shared outdoor space.

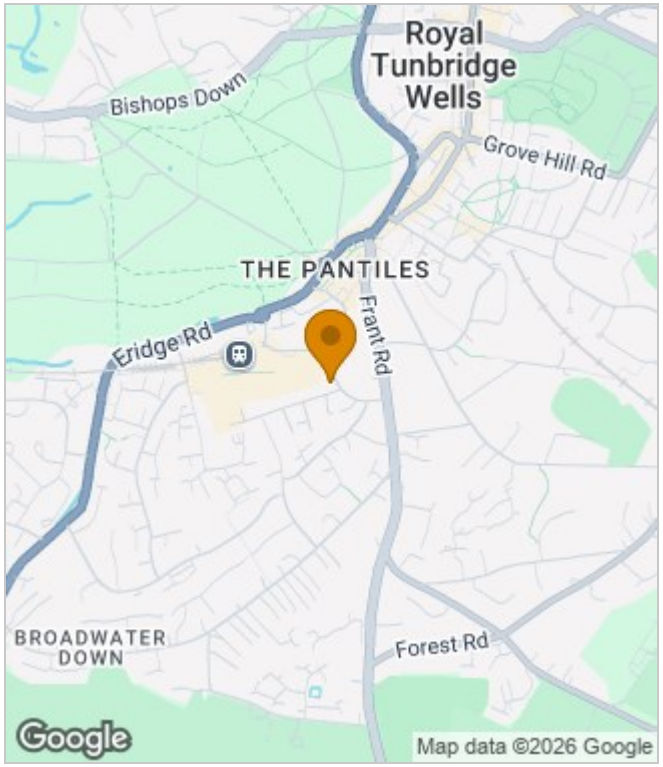
Lease Information
The property comes with a Share of Freehold and is managed by the owners. The current service charges are £60 per month and building insurance is charged separately.

Council Tax Band: B

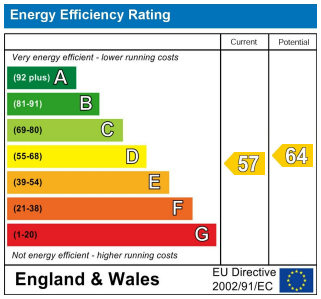
Floor Plans

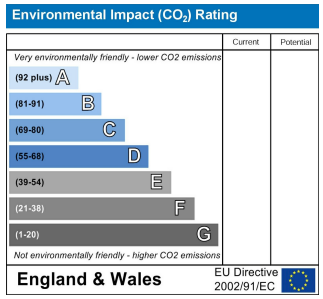


Area Map



Energy Performance Graph





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