

# DOORKNOBS

Your Best Move Yet



32C Garden Road, Tunbridge Wells, TN1 2XL  
£180,000





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BUYERS INCENTIVE: A WHOLE YEARS SERVICE CHARGE PAID!!! A one bedroom lower ground floor apartment, with the benefit of an allocated parking space. The property is situated in the heart of Tunbridge Wells and just minutes' walk from the mainline station.



Location

Garden Road is located in the heart of Tunbridge Wells, a town renowned for its lively cultural scene, and abundant green spaces. Its proximity to the town centre ensures easy access to a wide range of local amenities, including shops, restaurants, cafes, and entertainment options.

The area benefits from excellent public transport links, with Tunbridge Wells train station nearby, providing direct connections to London and other major cities. Additionally, its closeness to parks and green spaces, such as the well-known Tunbridge Wells Common, makes it perfect for those who love outdoor activities.

Description

This well-presented property benefits from two separate entrances—one from the main road and another at the rear, where a private allocated parking space is conveniently located. Entering via the rear, you're greeted by a small entrance area that opens directly into the heart of the home: the kitchen.

The modern kitchen boasts sleek white gloss cabinetry, a light grey stone-effect worktop, and a stylish tiled splashback. Fully fitted with essential appliances—including an oven with electric hob, fridge/freezer, washing machine, and dishwasher—the kitchen enjoys a peaceful outlook over the rear of the property.

Generously proportioned, the kitchen offers ample room to accommodate a dining table and chairs, as well as space for a study or home-working area, making it a highly functional and versatile space.

Leading off the kitchen is a spacious and neutrally decorated living room, filled with natural light from elegant sash windows. Built-in cupboards in the alcoves provide useful additional storage while maintaining the room's clean, classic aesthetic.

The double bedroom is equally well-appointed, featuring tasteful décor and the added benefit of fitted wardrobes. A large double-glazed window overlooks the tranquil rear aspect, enhancing the room's calm and restful feel.

The bathroom is modern and bright, fitted with a contemporary white suite including a bath with overhead shower, WC, and a vanity unit with integrated basin. Grey tiling and a rear side window provide a fresh finish, with natural light and privacy perfectly balanced.

Externally, the property offers the convenience of a dedicated parking space located at the rear, making everyday access simple and secure.

Lease Information

The property is leasehold, with 106 years remaining on the lease. The ground rent is currently at £150 per annum and the service charge is currently at £1712, payable twice yearly.

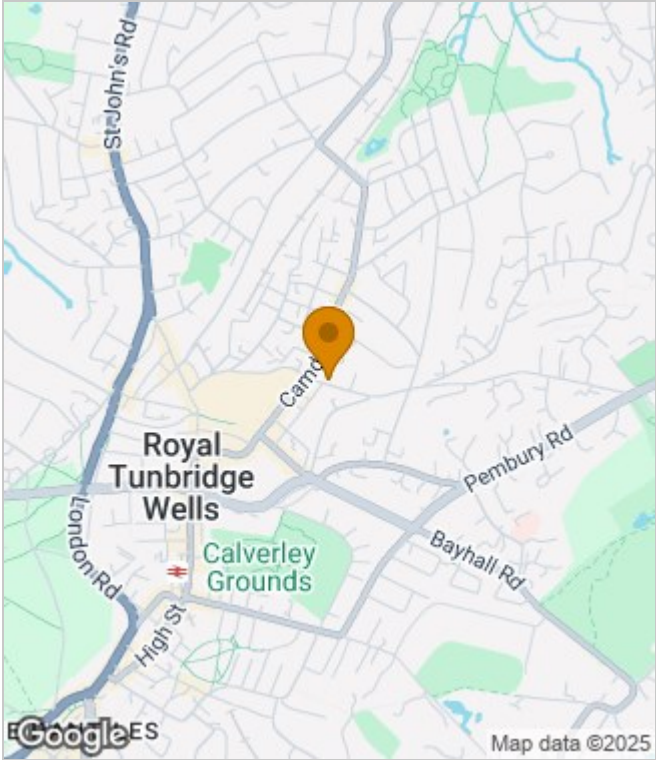


Council Tax Band: A

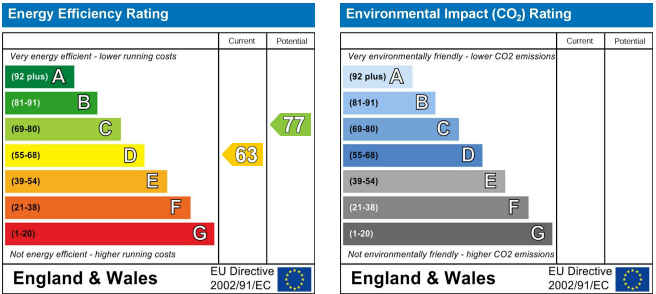
Floor Plans



Area Map



Energy Performance Graph



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