Ibbett Mosely

The Goodwins, Tunbridge Wells TN2 5RS

CELEBRATING 125 OVER 125 YEARS

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First floor flat within a few minutes walk of the the Pantiles and Sainsburys Superstore. Benefitting from recent refurbishment including carpets, new kitchen and redecoration.

GUIDE PRICE £215,000 LEASEHOLD (SHARE OF FREEHOLD)

- No Onward Chain
- 2 Bedrooms
- Recently Refurbished
- Newly Installed Kitchen
- Allocated Parking Space
- Price Guide £200,000 - £215,000
- Large Living/Dining Room
- EPC - C
- Council Tax - C

PRICE GUIDE £200,000 - £215,000
This two bedroom first floor apartment benefits from great living spaces and allocated parking whilst being within walking distance to the Pantiles in Tunbridge Wells.

DESCRIPTION

Beautifully presented and ready to move straight into, this two-bedroom apartment has been recently refreshed throughout, featuring a brand-new fitted kitchen, new carpets and fresh décor, creating a bright and modern living space.

The accommodation comprises a spacious sitting/dining room, separate contemporary kitchen, two bedrooms, a family bathroom and an entrance hall with useful storage. The property offers a practical layout, making it ideal for first-time buyers, downsizers or buy-to-let investors alike.

With no immediate work required, this is a fantastic opportunity to purchase a well-presented home that is ready to be enjoyed from day one.

LOCATION

The property is situated within the sought-after Goodwins development on the southern side of Royal Tunbridge Wells, offering an excellent balance of convenience and lifestyle. Within walking distance is the historic Pantiles, one of the town's most iconic landmarks, renowned for its elegant Georgian colonnade, independent boutiques, cafés, restaurants and regular markets and live entertainment throughout the year. Also within easy walking distance is a large Sainsbury's supermarket, providing excellent day-to-day convenience.

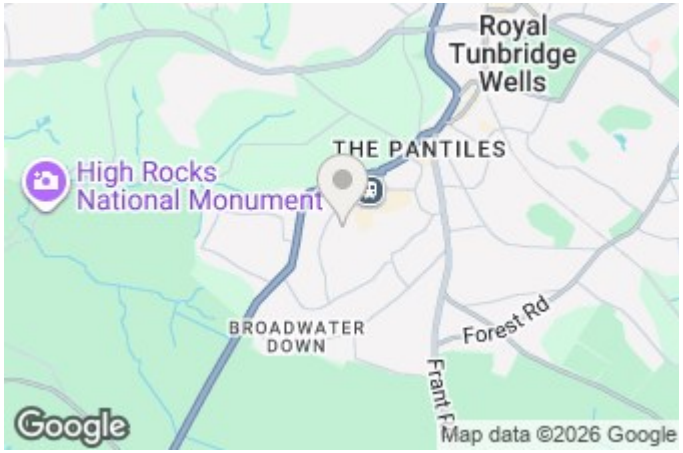
Royal Tunbridge Wells town centre is also easily accessible, offering an extensive range of high street and independent retailers, restaurants, bars and leisure facilities, together with the acclaimed Assembly Hall Theatre and beautiful open spaces including Calverley Grounds and Dunorlan Park.

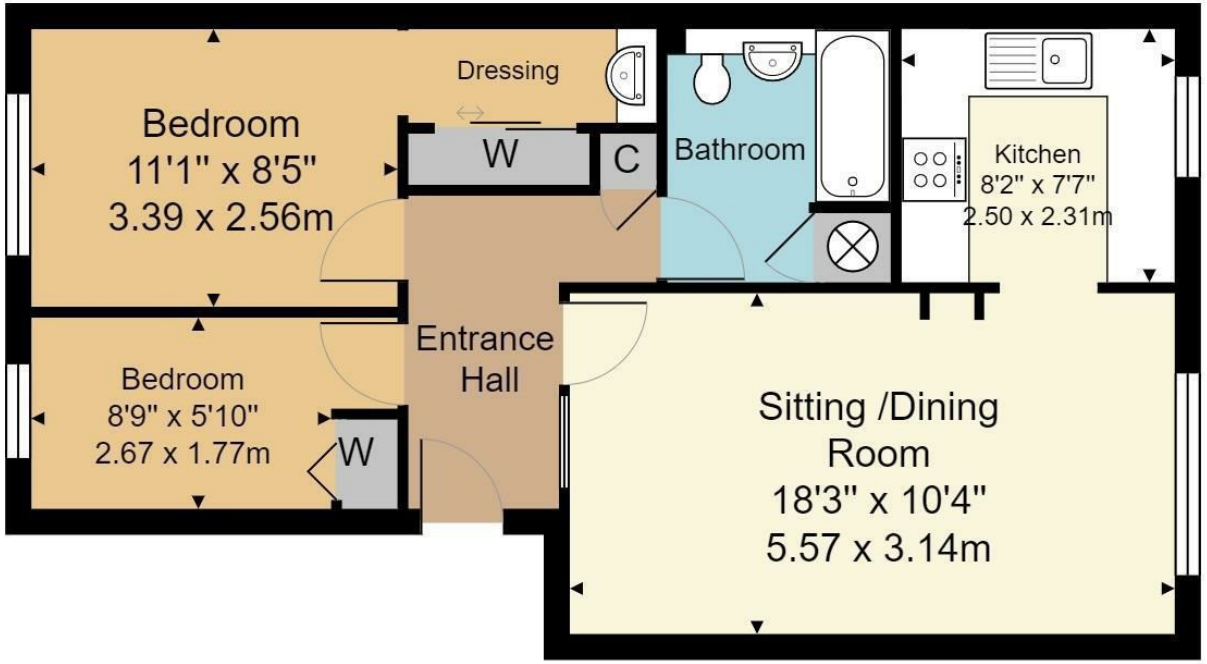
For commuters, Tunbridge Wells mainline railway station is approximately 0.8 miles away, providing regular services to London Bridge in around 45 minutes, London Charing Cross in approximately 50 minutes, and London Cannon Street in around 55 minutes, making this an ideal location for those travelling into the capital.

The area also benefits from excellent road connections via the A21, providing access to the M25, Gatwick Airport and the south coast, while a number of highly regarded schools can be found within the surrounding area.

LEASE DETAILS

We understand from the owner that a lease extension would be under £1,000 due to the properties share of freehold.
Lease length: 125 years commencing 1988
Service charge: £93 per month





Approx. Gross Internal Area 567 ft² ... 52.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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