



Carlton House, 10 Carlton Road – TN1 2JS
Tunbridge Wells

Guide Price £600,000 – £625,000

bracketts
est. 1828



- THREE BEDROOM APARTMENT
- GROUND FLOOR
- LARGE PRIVATE TERRACE
- SPACIOUS ACCOMMODATION
- EPC RATING C
- COMMUNAL GARDENS AND VISITOR PARKING
- COUNCIL TAX BAND F
- BATHROOM AND SEPARATE EN-SUITE SHOWER ROOM

Bracketts are delighted to offer for sale this exceptionally well-presented ground floor apartment forming part of an exclusive and centrally positioned development of just eight residences. Offering generous and well-proportioned accommodation extending to 1,146 sq ft / 106.5 sq m, the property benefits from visitor parking as well as a private garage within the undercroft parking area for residents and an allocated parking space. Occupying the entire front-to-rear span of the building, the apartment enjoys a triple aspect, creating a bright and airy feel throughout, and leads out to a large private rear terrace, in addition to the beautifully maintained communal gardens for residents.

The spacious interior includes a substantial L-shaped reception and dining room and a modern fitted kitchen with integrated appliances. There is a well-appointed family bathroom alongside an en-suite shower room to the principal bedroom. Two further bedrooms complete the accommodation, together with the benefit of a low-maintenance garden area. The property is ideally located just 0.4 miles from Marks & Spencer in the town centre, while the open green spaces, boating lake and café at Dunorlan Park are within 0.5 miles. The A21, providing links to the M25 network and the south coast, is accessible within 2 miles.

The property is Leasehold with a share of Freehold

Lease Term: 125 years from 1 January 1995

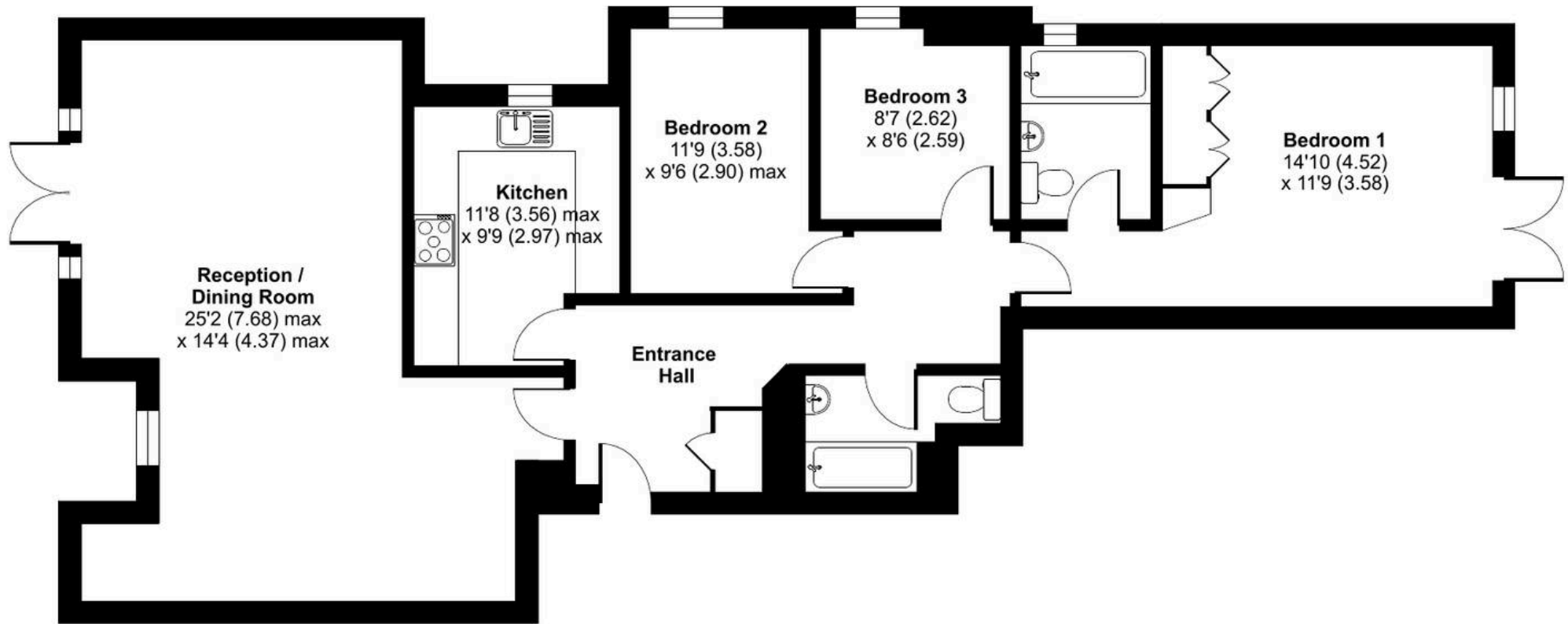




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Approximate Area = 1126 sq ft / 104.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bracketts LLP. REF: 1406452