



6 St Georges Court, Queens Road, Tunbridge Wells, Kent, TN4 9GX

Guide Price £625,000 Share of Freehold

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Coming to the market with NO ONWARD CHAIN, is this beautifully presented three storey maisonette with own front door located in this Victoria style villa constructed in the early 200's. There is allocated parking at the rear of the building via security gates. This property is beautifully presented and ready to move in to. Stairs from the ground floor lead to the first floor landing with doors to all rooms plus a further door to a concealed staircase to the top floor. The first floor has a large open plan reception room with bay window plus a further window to the front. This is open plan to the modern fitted kitchen with all integrated appliances. The family bathroom has a shower bath, plus a utility cupboard with washing machine and tumble drier. There are two double bedrooms, both with fitted wardrobes, and an en-suite shower room to bedroom one. A concealed staircase leads to the top (2nd floor) with a fabulous open plan room with 8 skylights across a triple aspect. We recommend an early viewing for this stunning and unusual apartment which is conveniently located in the heart of St Johns and is EPC rated B

- No onward chain
- 3 storey maisonette Own front door
- Top floor large open plan room
- Large reception with bay window
- Open plan to modern kitchen
- Integrated appliances, plus laundry cupboard
- Bedroom 1 with en-suite shower & wardrobes
- Bedroom 2 / double bedroom
- Family bathroom
- Gated allocated parking





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: B

Leasehold Information:

Lease Term: 125 years from 25 March 2002

Service Charge: £2,379 per annum

Ground Rent: £0

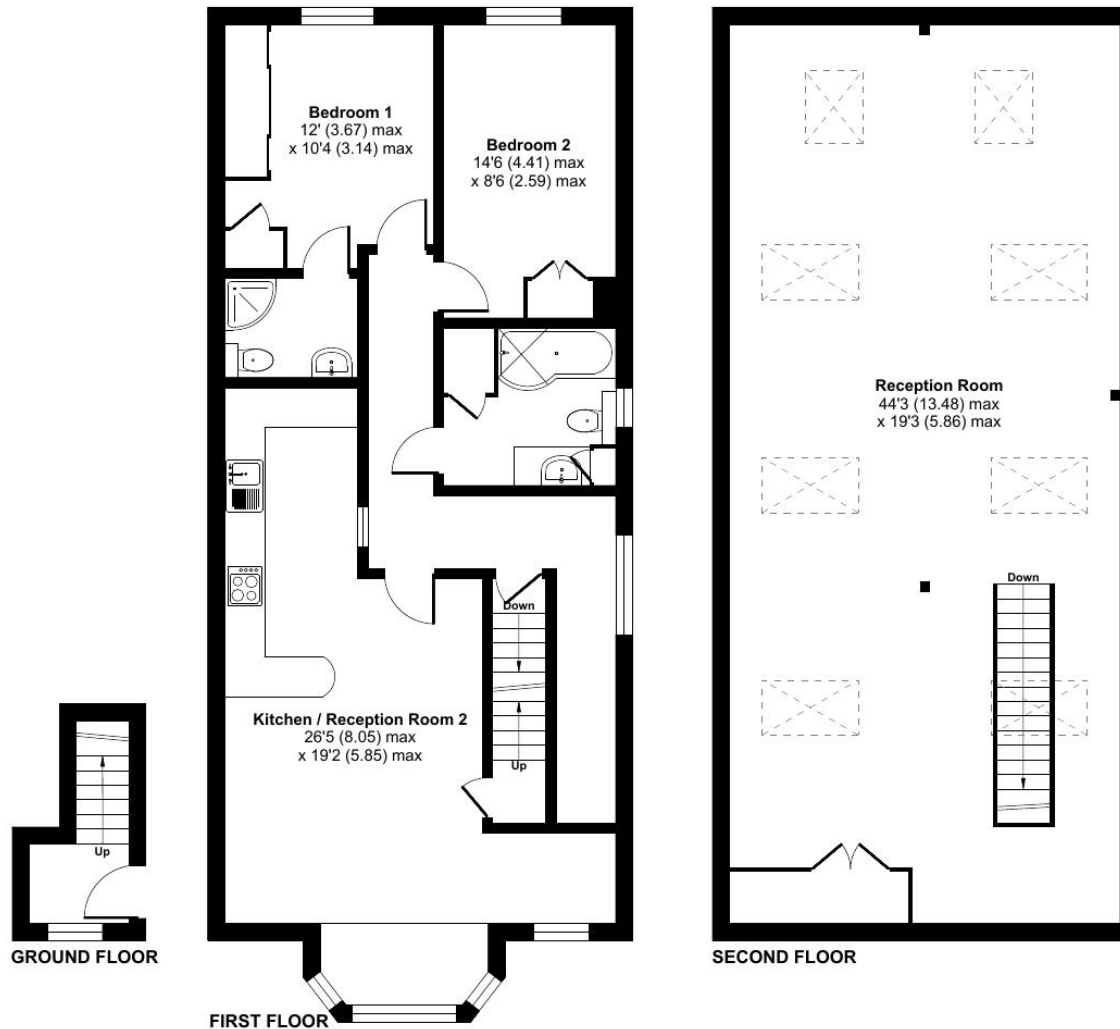


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St. Georges Court, Tunbridge Wells, TN4

Approximate Area = 1776 sq ft / 164.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Bracketts llp. REF: 1284121

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