



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

Price Range: £600,000 - £625,000 Share of Freehold

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Price Range £600,000 - £625,000 A superbly appointed ground floor apartment in this prestigious and centrally located development of just 8 apartments, this spacious home comprises 1146 sq ft / 106.5 Sq m, and has visitors parking plus its own double garage in the undercroft parking. The apartment comprises the whole front to back of this building boasting triple aspects, and culminating in a large terrace at the rear, together with the communal gardens for all residents. The spacious accommodation has a large, L shaped reception / dining space, and modern fitted kitchen with integrated appliances. There is a family bathroom plus an en-suite shower room to bedroom one. Two further bedrooms compliment this centrally located apartment and a low maintenance garden. Marks and Spencer's in the town centre is just 0.4 mile, whilst the open green spaces, boating lake and café at Dunorlan Park is within 0.5 mile. Access to the A21 which links to the M25 network and south coast is within 2 miles. Agents note; There is a 'no pet' policy in the lease.

- Ground Floor Apartment
- L shaped Reception / Diner
- Modern Fitted Kitchen with integrated appliances
- 3 bedrooms
- Ensuite Shower Room
- Family Bathroom
- Well-presented / Central Location
- Large Terrace & Communal Garden
- Double Garage (Undercroft) + visitors' spaces
- 0.4 mile to Town Centre





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: F

Leasehold Information:

Lease Term: 125 years from 1 January 1995

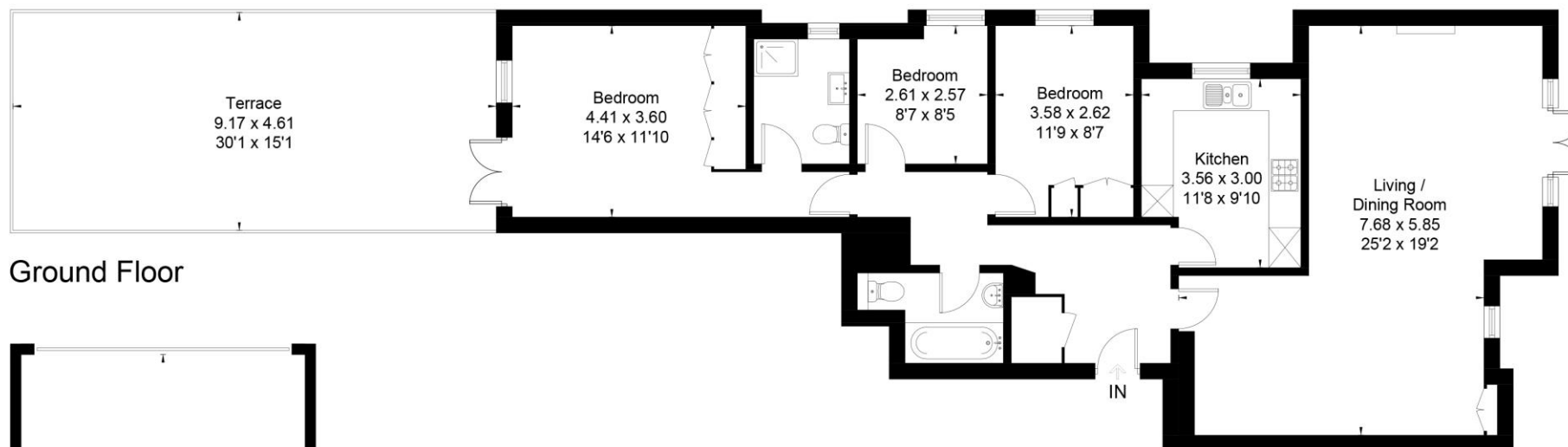
Ground Rent: £0

Service Charge: £2,500 per annum

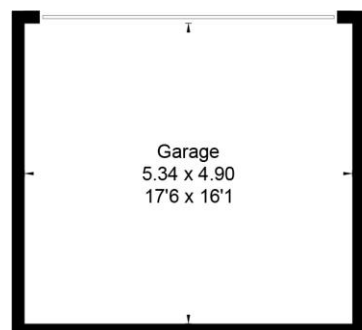


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Approximate Floor Area = 106.5 sq m / 1146 sq ft
 Garage = 26.2 sq m / 282 sq ft
 Total = 132.7 sq m / 1428 sq ft




Ground Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(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	

 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94498

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