



Lansdowne House, John Street, Tunbridge Wells, Kent, TN4 9PJ

Asking Price £220,000 Leasehold

When experience counts...

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Bracketts are delighted to offer for sale this beautifully presented and well-maintained ground floor apartment, ideally situated in the highly sought-after St John's area of Tunbridge Wells. Positioned within a secure gated development, the property benefits from an allocated parking space and communal access via a well-kept entrance hallway. The apartment itself offers a thoughtfully designed layout, perfect for first-time buyers, downsizers, or investors seeking a low-maintenance home in a prime location. The property comprises a spacious open-plan living area, featuring a large front-facing window that floods the room with natural light. The living space flows seamlessly into a modern fitted kitchen, complete with a range of contemporary units and integrated appliances, offering both style and practicality. The apartment also includes a generous double bedroom, a sleek and modern bathroom with a shower over the bath, and a sizeable storage cupboard providing useful additional space. The interiors are tastefully finished throughout, creating a comfortable and inviting atmosphere. Externally, residents can enjoy access to a communal garden area. The development is well maintained and offers a peaceful setting while being just a short distance from local amenities, shops, and transport links. With its combination of location, presentation, and convenience, this property represents an excellent opportunity. Early viewing is highly recommended to fully appreciate all that it has to offer.

- GROUND FLOOR APARTMENT
- IMMACULATE PRESENTATION
- OPEN PLAN LIVING SPACE
- ALLOCATED GATED PARKING
- FANTASTIC LOCATION
- EPC RATING C
- COUNCIL TAX BAND B





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.

Leasehold Information:

Lease 125 years from 2007

Annual Service charge £1,549.80

No Ground Rent Payable

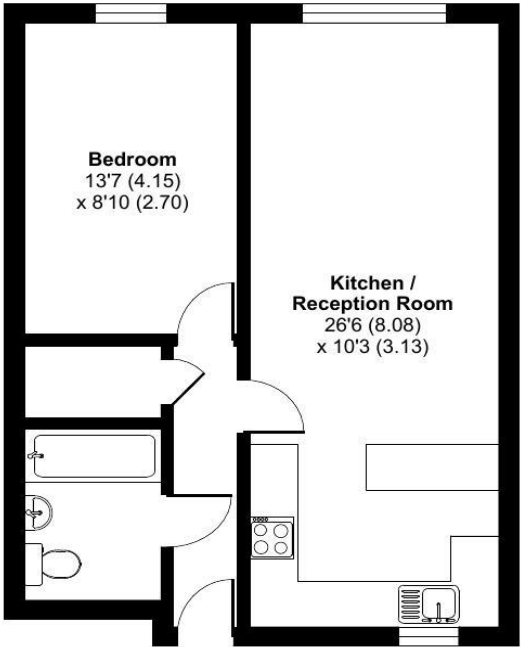


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Approximate Area = 514 sq ft / 47.8 sq m

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). © nñchem 2025. Produced for Bracketts llp. REF: 1349099

