



24 Addison Road, Tunbridge Wells, Kent TN2 3GG

Guide Price £200,000 Leasehold

When experience counts...

est. 1828  
**bracketts**

An excellent opportunity to purchase this attractive, well presented, upper floor one bedroom apartment situated in an excellent location, with access into Grosvenor Park and a short walk to High Brooms station and shops in Silverdale Road.

The apartment is located in a popular modern development with a well fitted kitchen with white units and generous cupboard space, a sitting room with a dining area and a large light and airy bedroom. There is a modern bathroom with a bath with shower over and a vanity basin unit. The hall has two storage cupboards and access to loft space.

The apartment is offered with an allocated parking space and you will find visitors' parking.

- 1 Bedroom Apartment
- Well Presented
- Well Fitted Kitchen
- Sitting Room with Dining Area
- Spacious Bedroom
- Modern Well Fitted Bathroom
- A Walk to Town
- Close to High Brooms Station
- Access to Grosvenor Park
- Allocated Parking and Visitors' Parking





### LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of 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. 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: C

### Leasehold Information:

The property is Leasehold

Lease Term: 155 years from 01 December 2005

Current Service Charge: £1,216 per annum

Ground Rent: £230 per annum

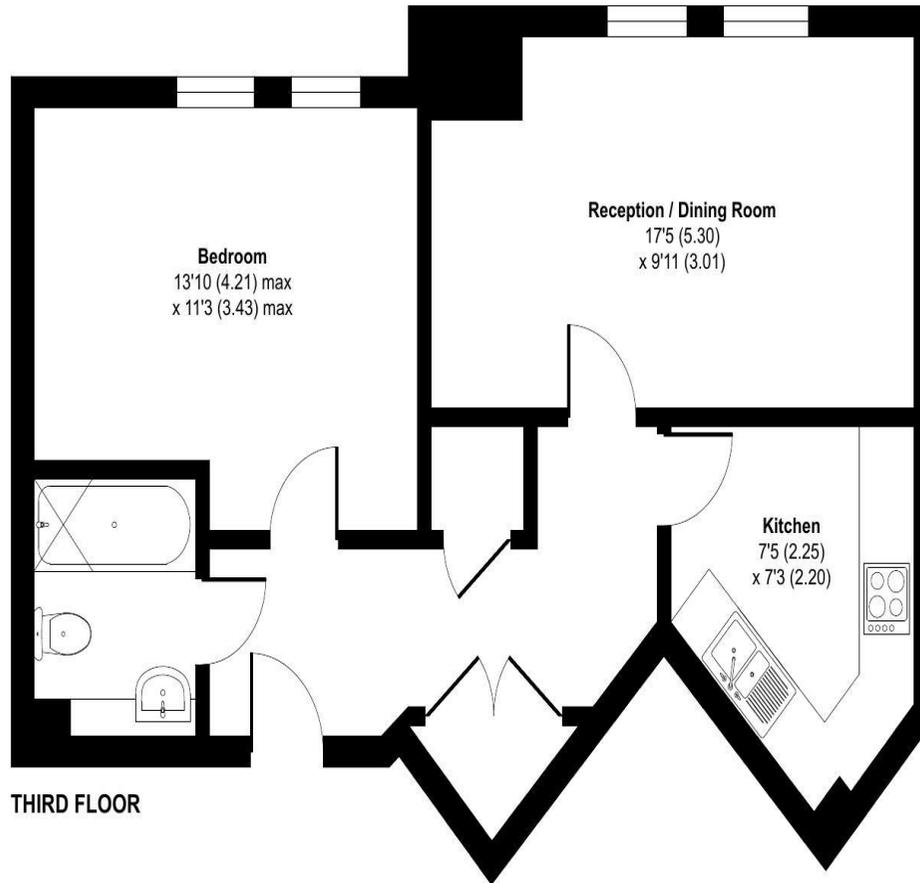


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Approximate Area = 557 sq ft / 51.7 sq m

For identification only - Not to scale



THIRD FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2025. Produced for Bracketts llp. REF: 1241534

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	