

# 52 Addison Road

Tunbridge Wells • Kent • TN2 3GG







  
**KINGSESTATES**  
PROFESSIONALS IN PROPERTY

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**Kings Estates are pleased to offer this beautifully presented modern purpose built top floor apartment situated in a popular and convenient position within the Connaught Park development, which provides easy access to High Brooms mainline train station, shopping facilities and the town centre.**

- Modern Top Floor Apartment
- Spacious One Double Bedroom
  - Modern Bathroom
- Open Plan Living Room / Kitchen
  - Useful Loft Storage Space
- Immaculately Presented Throughout
- Sought After Connaught Park Development
- Walking Distance of High Brooms Train Station
  - Allocated Parking Space

EPC Rating: D



**Tel: 01892 533367**

5 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1NT

E: [tunbridgewells@kings-estates.co.uk](mailto:tunbridgewells@kings-estates.co.uk)

[www.kings-estates.co.uk](http://www.kings-estates.co.uk)



## DESCRIPTION

Kings Estates are pleased to offer this beautifully presented modern purpose built top floor apartment situated in a popular and convenient position within the Connaught Park development, which provides easy access to High Brooms mainline train station, shopping facilities and the town centre. The apartment itself enjoys a light and airy stylish interior with accommodation comprising an inviting entrance hall with good storage cupboards and access to useful loft storage area, an open plan living room / kitchen, generous double bedroom and spacious modern bathroom. Furthermore there is the advantage of an allocated off road parking space. Internal viewing is an absolute must to appreciate this superb flat fully.

## SITUATION

Conveniently situated 0.2 miles from High Brooms station which runs regular trains directly to London Bridge (journey time approximately 45 minutes) and to Charing Cross (journey time approximately 50 minutes). Grosvenor Recreation Ground is just a minute's walk away and has a toddler/junior play area, a small lake with 'dripping wells', a bowling green and a children's cycle track.

## ACCOMMODATION

### COMMUNAL ENTRANCE

Entry phone system, post boxes, stairs to (third floor) top floor which leads to the entrance for this property.

### THIRD FLOOR (TOP FLOOR)

### PRIVATE ENTRANCE HALL

Access hatch to loft space (not inspected). Built in storage cupboard housing the electric fuse board, built in airing cupboard housing the hot water cylinder and with slatted shelving, telephone point, fitted carpet. Doors leading off to all rooms.

### OPEN PLAN LIVING ROOM / KITCHEN

#### Living Area:

Sealed unit double glazed windows to rear. Two electric heaters, TV / SKY aerial point, fitted carpet. Open to:-

#### Kitchen Area:

A modern range of matching wall and base units with work surfaces over incorporating 1.5 bowl stainless steel sink unit with side drainer, four ring electric hob with brushed steel splash back and extractor hood above, built in electric oven, integrated appliances to include fridge / freezer and washer / dryer, ceiling down lighters, vinyl flooring.

### BEDROOM

Sealed unit double glazed Windows to front with open aspect over the park. Electric heater, TV aerial point, fitted carpet.





## BATHROOM

Sealed unit obscure double glazed window to front. A modern white suite comprising low level wc, vanity unit wash hand basin with cupboard underneath, panelled bath with folding glass shower screen and shower unit over, heated towel rail, extractor fan, ceiling down lighters, localised wall tiling, vinyl flooring.

## OUTSIDE PARKING

One allocated parking space and visitor parking bays available on a first come first served basis.

## COMMUNAL GROUNDS

Landscaped and fully maintained. Bin stores and cycle sheds for residents use.

## OTHER INFORMATION

**COUNCIL TAX BAND - C** - £1,672.04 for the year 2020/21 (Tunbridge Wells Borough Council)

**TENURE** - Leasehold

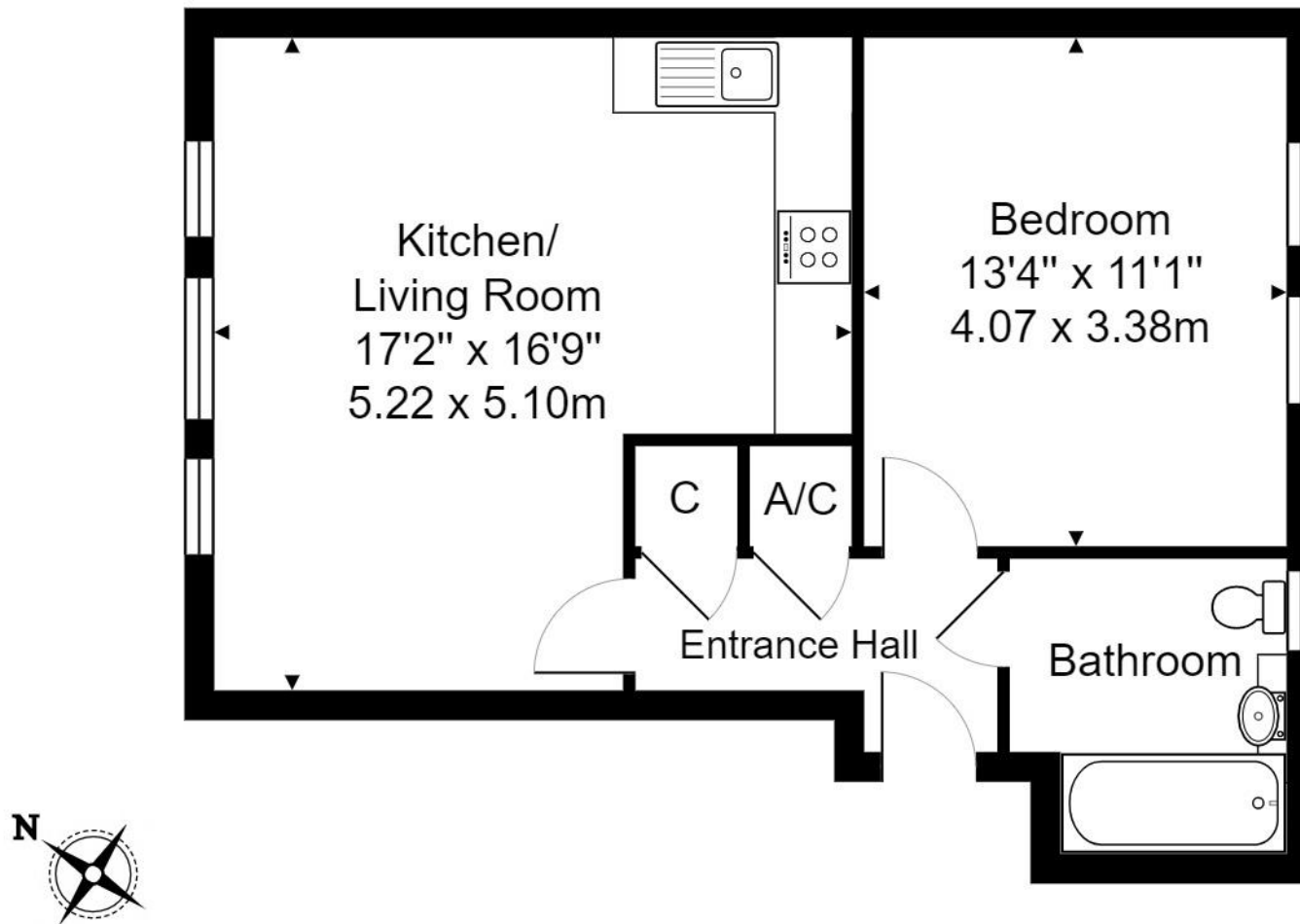
**LEASE** - 155 years from 1st December 2005

**SERVICE CHARGE** - The service/maintenance charge is approximately £1,400 per annum. The service charge is payable to a management company who are responsible for organising cleaning and repairs of the communal areas, landscape gardening and fixing any problems with bin stores and cycle sheds etc. It also includes buildings insurance.

**GROUND RENT** - £230.00 per annum



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



Approx. Gross Internal Floor Area 516 sq. ft / 47.94. sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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