

10 Barons Court

Queens Road • Tunbridge Wells • Kent • TN4 9LJ





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A beautifully presented two bedroom top floor maisonette with its own private garden situated in the popular St Johns area of the town just to the north of the town centre. The property has been recently renovated throughout.

- Top Floor Maisonette
 - Two Bedrooms
- Open Plan Living Room / Kitchen
 - Shower Room
- Recently Renovated
 - Private Garden
 - New Flooring
- Well Presented Throughout
- Walking Distance of the Town & Station
- Viewing Comes Highly Recommended

EPC Rating: D



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DESCRIPTION

A beautifully presented two-bedroom top floor maisonette with its own private garden situated in the popular St Johns area of the town just to the north of the town centre. The property has been recently renovated throughout. The accommodation comprises a bright and open plan entrance hall, living room / kitchen with beautiful new flooring throughout. The family shower room has underfloor heating and has space and plumbing for a washing machine. (The room could be reconfigured to accommodate a bath is preferred). There are two good sized bedrooms with large windows giving plenty of natural light. The property throughout has been well presented and updated to a high standard. Externally the property benefits from its own generous private rear garden proving excellent entertaining space. Viewing highly recommended.

LOCATION

Situated in the centre of town and just a short walk to the local grammar schools, shopping centre, restaurants, bars and the train station, this wonderful family home is in a fantastic convenient location Royal Tunbridge Wells is a large affluent town situated in the 'Garden of England' and due to its accessibility it is very popular with commuters to London and Hastings. Tunbridge Wells station has frequent services to London Charing Cross, Waterloo East, London Bridge and Cannon Street in just under one hour.

If you are travelling by car, the A21 can be accessed from Tunbridge Wells or Tonbridge, linking to the M25 and the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel terminus.

One of the key attractions for families moving to the area is the excellent selection of educational facilities available with a large number of outstanding independent and state schools as well as exceptional Grammar schools for both girls and boys in Tunbridge Wells and nearby Tonbridge and Sevenoaks.

ACCOMMODATION

ENTRANCE HALL

Tiled entrance hall with large wardrobe with sliding doors providing plenty of storage. Doors leading to:

LIVING ROOM / KITCHEN 17' 11" x 15' 3" (5.46m x 4.65m)

Two double glazed window to rear, radiator, spotlights, laminate flooring opening to Kitchen area, with modern high gloss black units incorporating worktop with integrated oven and four-ring gas hob with extractor hood and splashback over, space for fridge/freezer.

BEDROOM ONE 11' 5" x 10' 4" (3.48m x 3.15m)

Double glazed window with aspect to front, pendant light, laminated flooring and Radiator

BEDROOM TWO 9' 10" x 8' 4" (3m x 2.54m)

Double glazed window with aspect to front. Laminated flooring. Radiator

SHOWER ROOM

Localised wall and floor tiling with underfloor heating, shower enclosure, low level WC, pedestal wash hand basin. Window with opaque glass.

OUTSIDE



Externally the property benefits from its own generous private rear garden proving excellent entertaining space.

OTHER INFORMATION

COUNCIL TAX BAND- B - £1,463.04 for the year 2020/21 (Tunbridge Wells Borough Council)

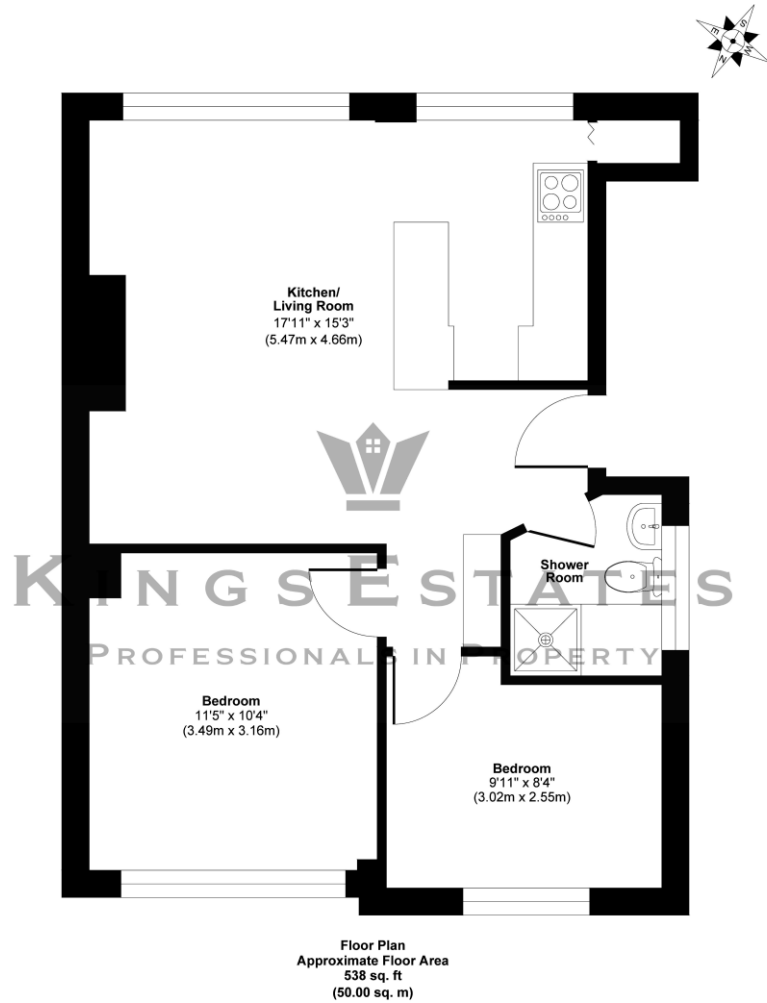
TENURE - 189 years from 29/09/1988

SERVICE CHARGE - As and when

GROUND RENT - £0.00



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 538 sq. ft / 50.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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