



23 Hamilton House Amherst Road, Tunbridge Wells, Kent, TN4 9LQ

Guide Price £375,000

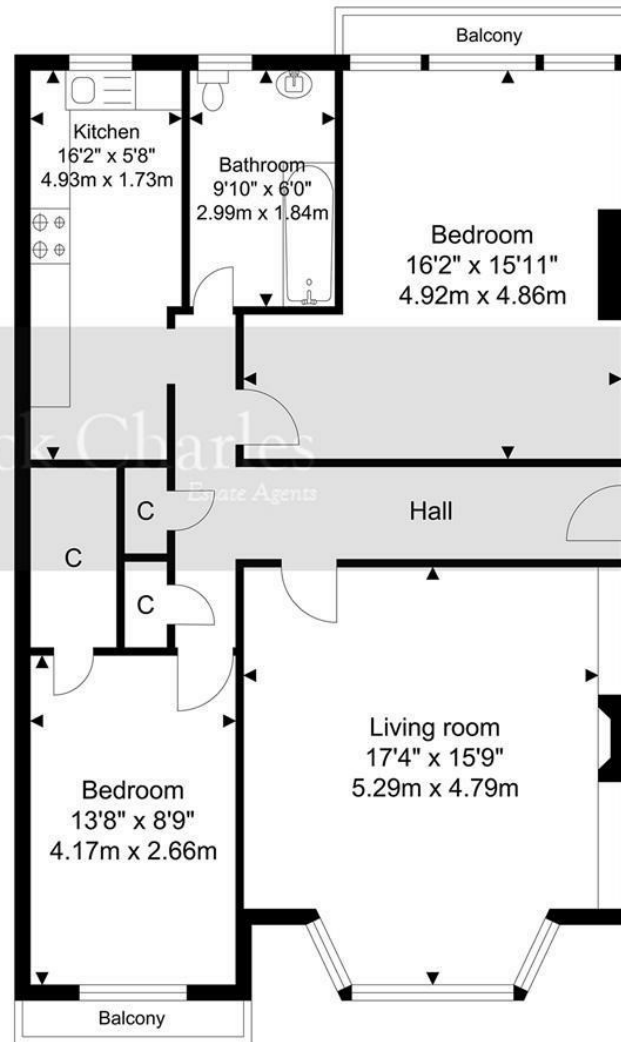
Jack Charles
Estate Agents

Sales & Lettings

23 Hamilton House Amherst
Road, Tunbridge Wells, Kent,
TN4 9LQ

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Elegant First Floor Apartment
- Two Double Bedrooms
- Characterful Features
- Refurbished Sash Windows
- External Balconies
- Attractive Communal Gardens
- Long 138 Year Lease
- Large Bay Fronted Reception Room
- High Ceilings Throughout



Sales & Lettings

Approximate Floor Area
909.01 SQ.FT.
(84.45 SQ.M.)

TOTAL APPROX FLOOR AREA 909.01 SQ.FT. (84.45 SQ. M.)
For Identification Purposes Only.

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To Be Sold

Jack Charles have the privilege of welcoming this elegant first floor two bedroom apartment found within this attractive period building. The apartment enjoys an impressive layout with characterful features, high ceilings and plenty of natural light. In principle the property offers a communal entrance then a private deep L shaped entrance hall with generous storage space and doors leading off to - a striking bay fronted main reception room with large bay window together with a central fireplace and attractive surround complimented by wooden fitted base cupboards and shelving set above to either recess. The kitchen is a wide 'Galley' style with attractive townscape views fitted appliances and generous work surfaces. Both bedrooms are well appointed with bedroom two offering sash window access to the front balcony with the principal bedroom at the rear boasting lots of space and attractive views and access to the rear balcony. The bathroom offers a white suite with fitted shower over the bath. Externally the apartment has residents parking to its immediate frontage and to the rear as well as attractive communal gardens found at the rear. The current owners have access to a garage by separate arrangement that could be passed on to the buyers. The building is privately set back yet just moments from the popular shops, cafes and amenities of St Johns with Tunbridge Wells and the mainline station just a short stroll away the location is perfect for wide range of buyers and early viewings come highly recommended.

Tunbridge Wells

Located in the highly sought after area of St Johns, Tunbridge Wells. The property is situated on very popular road approx 6 minute walk from High Brooms Station and approx 5 minutes walk from Grosvenor & Hilbert Park and Tunbridge Wells town centre is a little further and has extensive range of shopping, recreational and entertainment facilities just a close proximity away. The famous 'Pantiles' with its range of bars and shops and weekly Jazz and live music nights is just a short distance away. The town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys. and the A21 is also within easy reach and links with the M25.

