



Flat 8 Hadley Court Culverden Down, Tunbridge Wells, Kent, TN4 9SF

Guide Price £320,000 - £340,000

Jack Charles

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Estate Agents

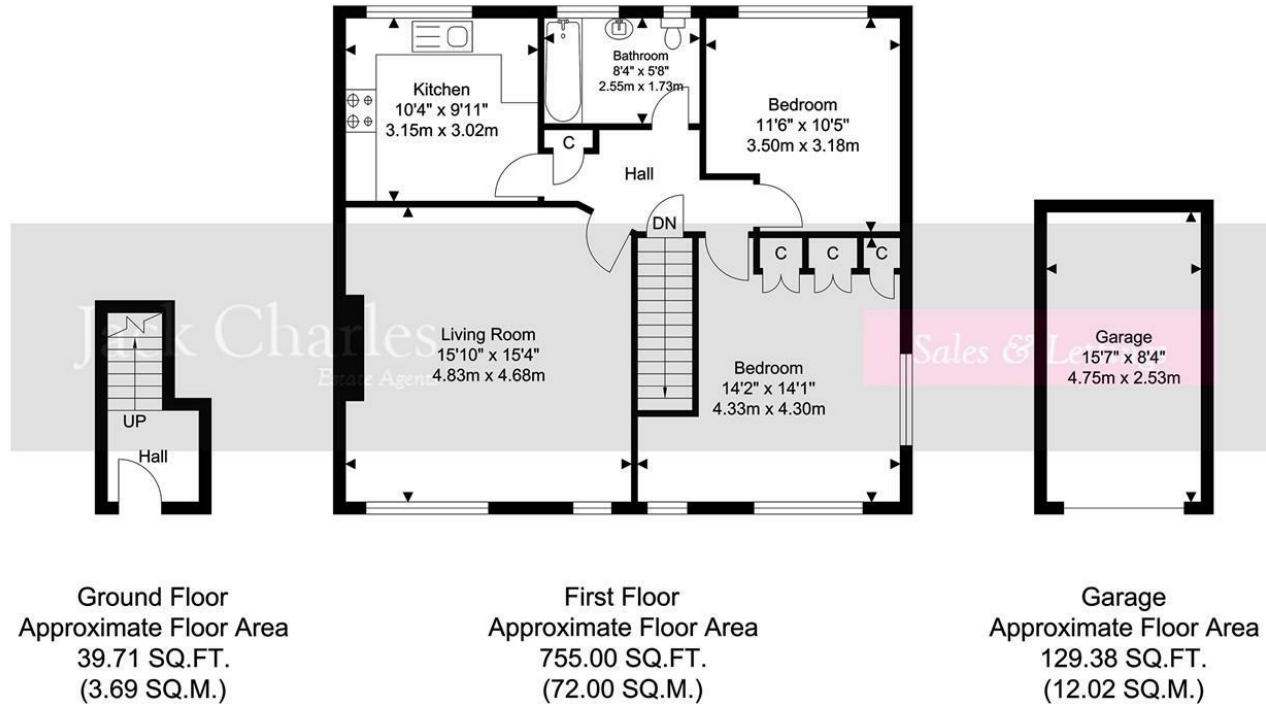
Sales & Lettings

- Spacious First Floor Flat
- Kitchen / Breakfast Room
- Garage

- Two Double Bedrooms
- Family Bathroom
- Shared Parking

- Large Living Room / Dining Room
- Popular Location
- Communal & Private Garden Areas

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.



TOTAL APPROX FLOOR AREA 944.10 SQ.FT. (87.71 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles have the pleasure of selling this well presented, first floor two bedroom apartment located in the popular Culverden Down area of Tunbridge Wells. This property has been been a very good investment and is perfect for first time buyers or those wishing to downsize, it will also rent out very well too. It offers extremely well proportioned rooms with a good sized lounge / dining room. A kitchen/breakfast room with plenty of units and worktop space. Two double bedrooms one with fitted wardrobes and a bathroom with chrome shower over bath and heated towel rail. The property also benefits from allocated off-street parking, a garage and a pretty area of garden to the front. Viewings are recommended.

Tunbridge Wells

Located in the highly sought after area of Tunbridge Wells. The property is situated on very popular road within walking distance of the town centre where there is an 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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