



Flat 4, 12 Frant Road, Tunbridge Wells, Kent, TN2 5SE

Guide Price £300,000 - £325,000

Jack Charles  
Estate Agents

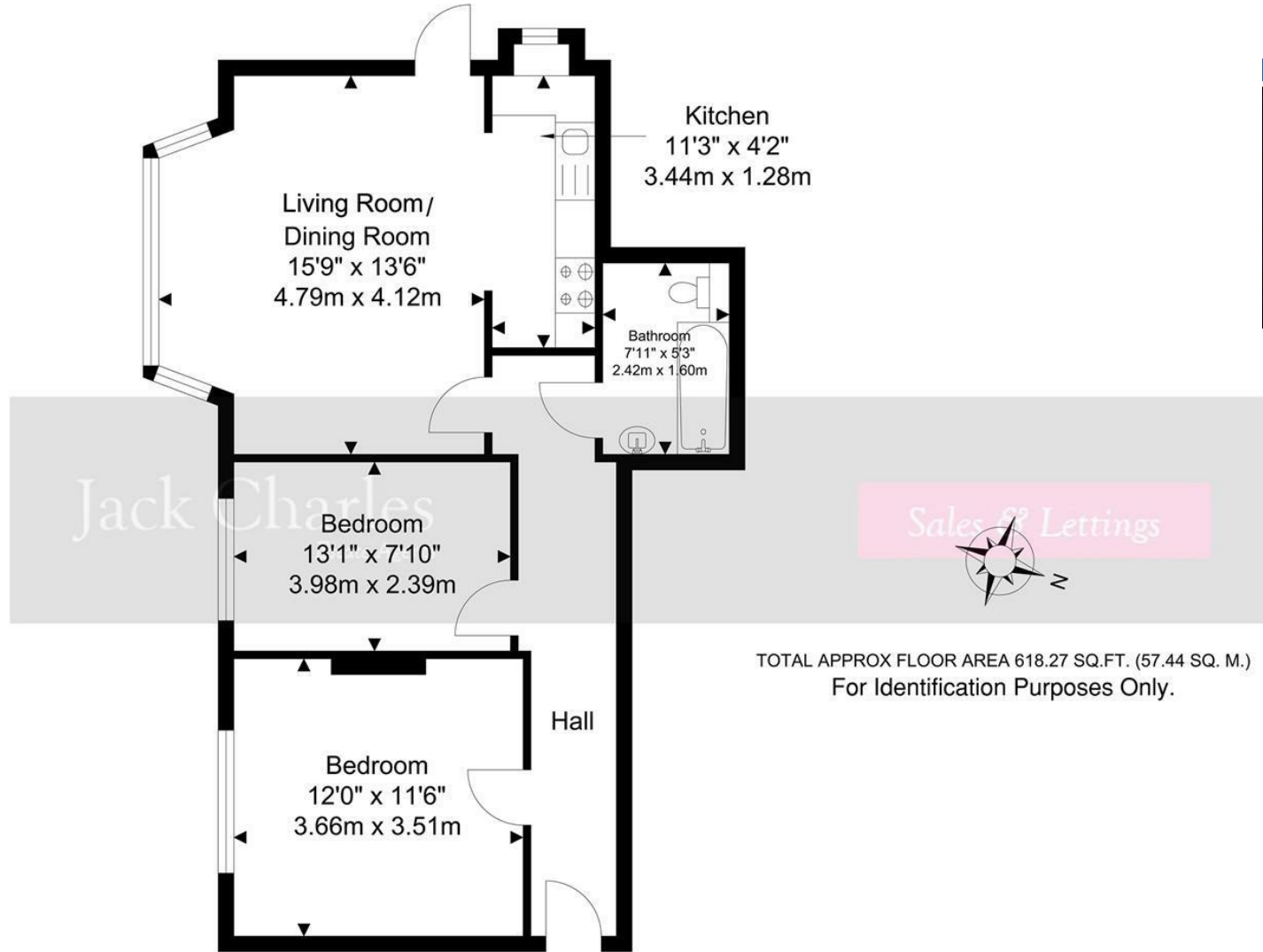
Sales & Lettings

- Two Bedroom
- Bathroom / WC
- Share Of Freehold

- Upper Ground Floor Flat
- Communal Gardens
- Popular Location Close To Pantiles & MLS

- Open Plan Kitchen / Family Room
- Residents Parking
- Viewings Are Recommended

**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.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower energy costs			
(82 plus) A			
(61-81) B		72	79
(39-60) C			
(16-55) D			
(9-38) E			
(2-38) F			
(1-20) G			
Not energy efficient - higher energy costs			
England & Wales		EU Directive 2002/91/EC	

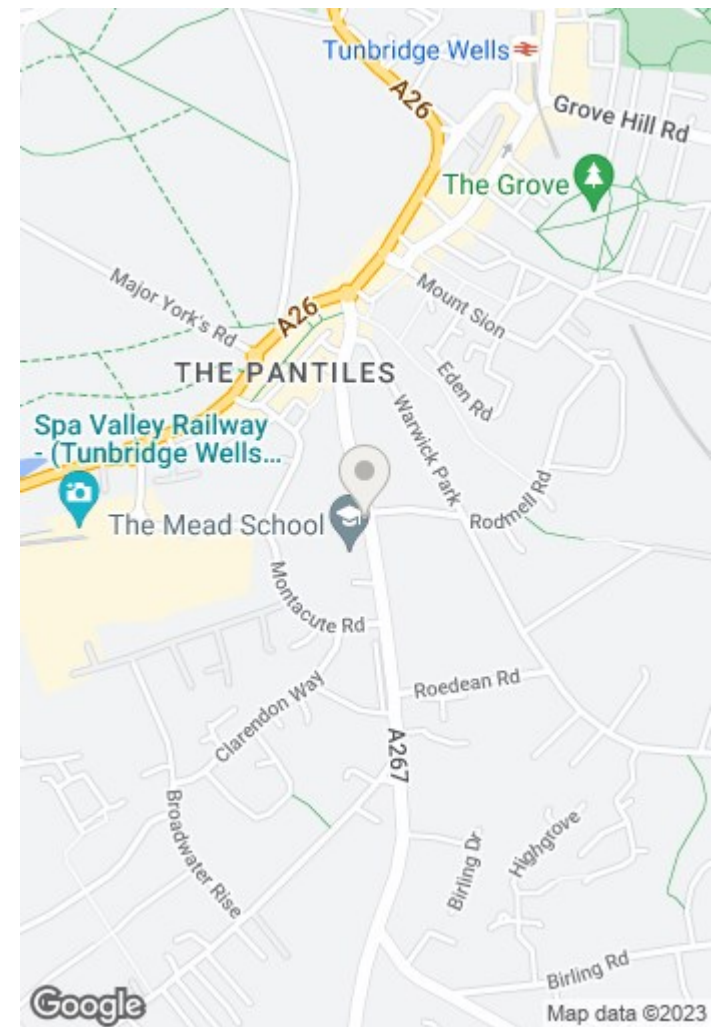
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## To Be Sold

Jack Charles are delighted to offer for sale this well-appointed and presented two-bedroom ground floor flat set within this gorgeous period building situated on the desirable lower part of the Frant Road, close to The Pantiles and within walking distance to the main line station. The property offers light and spacious rooms and has many period features including high ceilings and decorative cornicing. You enter via the side entrance with private entrance door leading through to an impressive entrance hall with doors to both bedrooms situated to the front aspect, bathroom and open plan living room / kitchen. This room has 3 double glazed bay windows to the front with fitted blinds, LVT flooring and an archway through to the kitchen which has a range of white wall and base units, worktops and sink unit drainer, wall mounted boiler, gas hob and separate oven below, there is space and plumbing for a washing machine and space for fridge freezer. The bathroom has a white suite comprising a panelled enclosed bath with shower over and shower screen, Low level WC, tiled walls and a wash hand basin. Outside there are communal gardens at the rear with paved terrace and lawn, and to the front is a large area providing ample private parking.

## Location

The property is situated on the southern side of town, set back off the Frant Road and is within easy walking distance of the historic Pantiles, the town centre and main line station which is approximately half a mile away and provides regular services to London (Charing Cross/Cannon Street). The south coast is only about an hours drive and there is ease of access to the A21 & M25 which in turn give access to the national motorway network. Tunbridge Wells itself offers an impressive range of shops including the Royal Victoria Place shopping mall, supermarkets, restaurants, 2 theatres, multiplex cinema complex, sports and leisure facilities.





**Jack Charles**  
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**Sales & Lettings**

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

