



Flat 9, 58a Woodbury Park Road, Tunbridge Wells, Kent, TN4 9NG.

Guide Price £375,000

Jack Charles  
Estate Agents

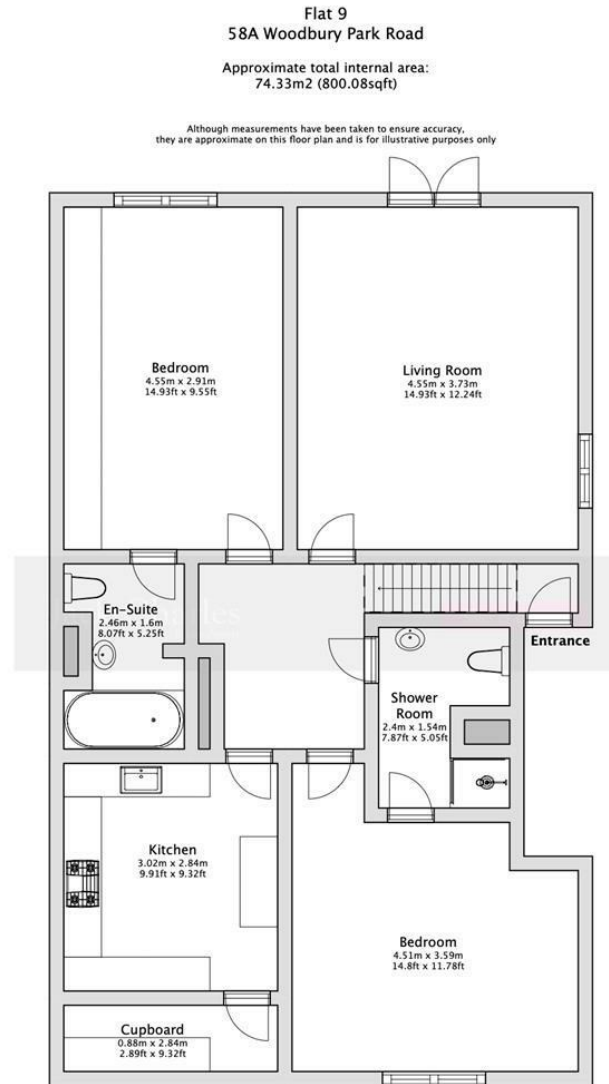
Sales & Lettings

- Ground Floor Garden Flat
- Jack & Jill Shower Room
- Walled Garden & Parking

- Two Double Bedrooms
- Modern Kitchen / Breakfast Room
- Close To Town Centre

- Enuite Bathroom
- Lounge / Dining Room
- Popular Location

**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
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>			
			EU Directive 2002/91/EC

Energy Efficiency Rating Scale: A (92+) to G (1-20). Current rating: 60. Target rating: 75.

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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 situated in a desirable area close to the town. You have two options to enter the flat, either by the side entrance or via the rear courtyard which is very practical as there is a private gate from the parking area.

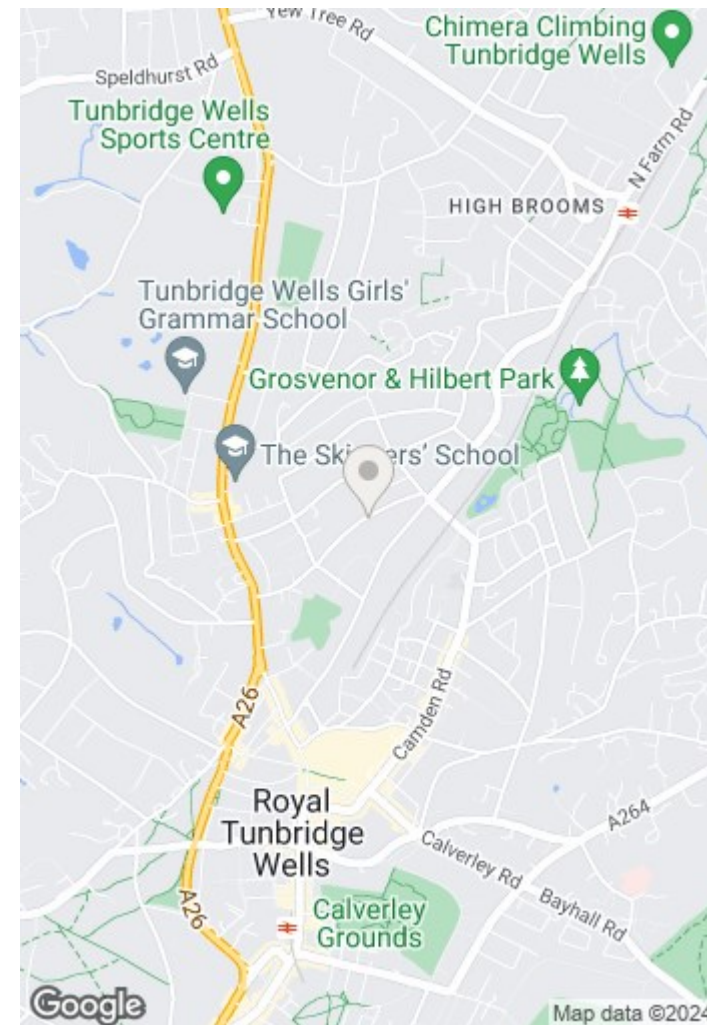
The flat has an entrance hall with doors to all the principle rooms. The living / dining room has a patio doors leading out to the rear courtyard, wooden flooring and a window to the side. The kitchen has a range of wall and base units, work surfaces, integrated oven with hob and extractor above and separate microwave & oven., breakfast bar with space for stools under. Kick board lighting and some integrated appliances.

The master bedroom has a sash window to rear and a glazed door that opens onto the garden, door to an ensuite bathroom and bedroom 2 is a good size double and has a window to the front and a door to the Jack & Jill Shower Room. Outside there is a lovely courtyard walled garden which is paved with raised flower and shrub beds and a gate which leads to the parking parking at the very rear.

Viewings are recommended.

## Location

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.





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