



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

Guide Price £289,995 - £325,000

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.

- Guide £289,995
- Two Bedrooms
- Open Plan Living / Kitchen
- Bathroom / WC
- Communal Gardens
- Residents Parking
- Share Of Freehold
- Close To Pantiles & MLS
- Upper Ground Floor

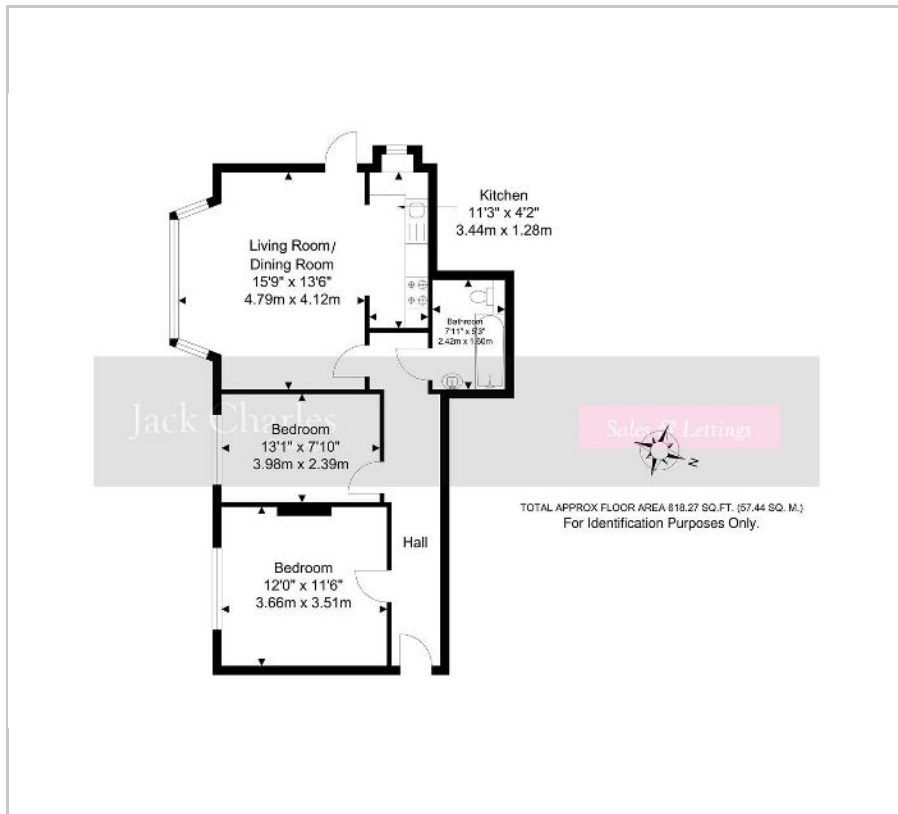
### Viewing

Please contact our Jack Charles Tonbridge Office on 01732 75 75 80 if you wish to arrange a viewing appointment for this property or require further information.

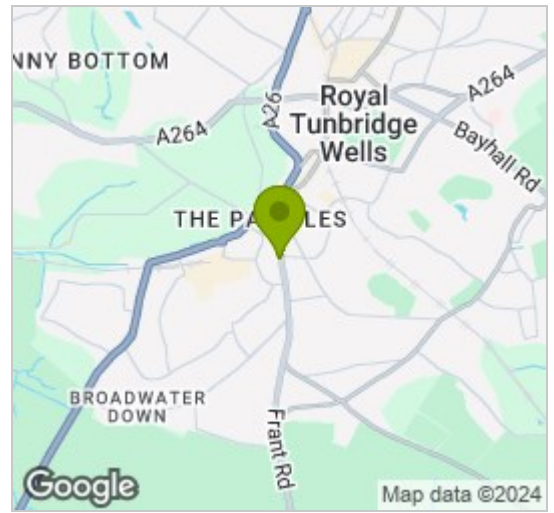




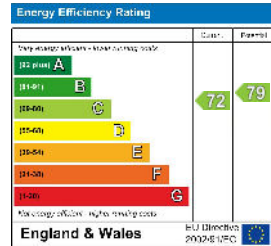
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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