



46b The Pantiles

Tunbridge Wells, Kent, TN2 5TW

Batcheller
Monkhouse

46b The Pantiles

A spacious and attractive two bedroom apartment located by the historic Pantiles with views to the Common and within easy reach of all the amenities of Tunbridge Wells including the mainline station.

- Communal Entrance Hall
- Spacious Private Hallway
- Sitting Room
- Kitchen/Dining Room
- 2 Bedrooms
- Bathroom
- Views to the Common



AMENITIES

The apartment is located opposite the Common and by the historic Pantiles, the elegant Georgian colonnaded walkway perfect for shopping, eating & drinking. A regular farmers' and craft market is held fortnightly on the colonnade and features an excellent range of stalls selling high quality local produce, hot foods, crafts, homewares and accessories. A supermarket, chemist & restaurants of all varieties are within walking distance, The mainline station with its fast and frequent trains to Central London is also a short walk away. A good range of schools within both the state and independent sectors, including those in the sought-after Kent Grammar system are located near by.

DESCRIPTION

A spacious and attractively presented 2 bedroom first floor converted apartment located in this much sought after address on the south side of town, and within close proximity to the main line train station in the heart of historic Tunbridge Wells.

Communal entrance hall, stairs to first floor, spacious private hallway, sitting room with original ornamental fireplace, kitchen/dining room with integrated electric oven, extractor fan and washing machine, two bedrooms, bathroom, electric heating and pleasant outlook across the Common.





Additional Information:

Local Authority: Tunbridge Wells 01892 526121

www.tunbridgewells.gov.uk

Services: All mains services

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Leasehold 125 years (TBC).

EPC: EPC rating D

REGION £335,000 - £375,000

VIEWINGS

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577

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01444 453181

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Pulborough
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NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

