



48a The Pantiles

Tunbridge Wells, Kent, TN2 5TN

Batcheller
Monkhouse

48a The Pantiles

A smart, well presented, three bedroom, split level apartment located in the centre of the historic Pantiles and within easy reach of all the amenities of Tunbridge Wells including the mainline station.

- Hallway
- Kitchen
- Sitting Room
- Utility
- WC
- Master Bedroom
- 2 further Bedrooms
- Bathroom
- Balcony

AMENITIES

The apartment is located in the centre of 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 wonderful Grade II listed three bedroom maisonette in The Pantiles. The property is accessed through its private entrance into a hallway and stairs lead directly up to the first floor.

The kitchen comprises wood effect worksurfaces and a range of white gloss units, single electric oven and hob with extractor, slate effect tiles. French doors onto a terrace overlooking The Pantiles which stretches the length of the kitchen and sitting room next door and would be ideal for table and chairs/bench and an assortment of potted plants; taking in the sights and sounds of life below in the busy Pantiles and all it has to offer.

Large bright sitting room with feature fireplace and again, doors onto the terrace, painted wooden floorboards.

There are further stairs to the second floor passing a WC on the first floor landing to the three double bedrooms and family bathroom. The two larger bedrooms have windows overlooking The Pantiles and there is a smaller double to the rear of the building. The bathroom has a white suite and shower over bath, WC and wash hand basin





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 £495,000 - £525,000

VIEWINGS

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

Battle
01424 775577

battle@batchellermonkhouse.com

Haywards Heath
01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020

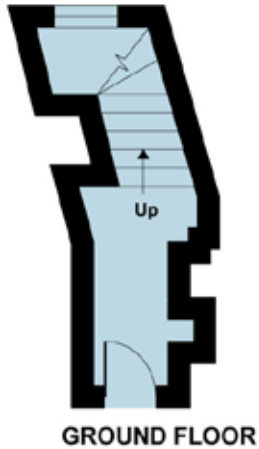
twells@batchellermonkhouse.com

London
Mayfair Office

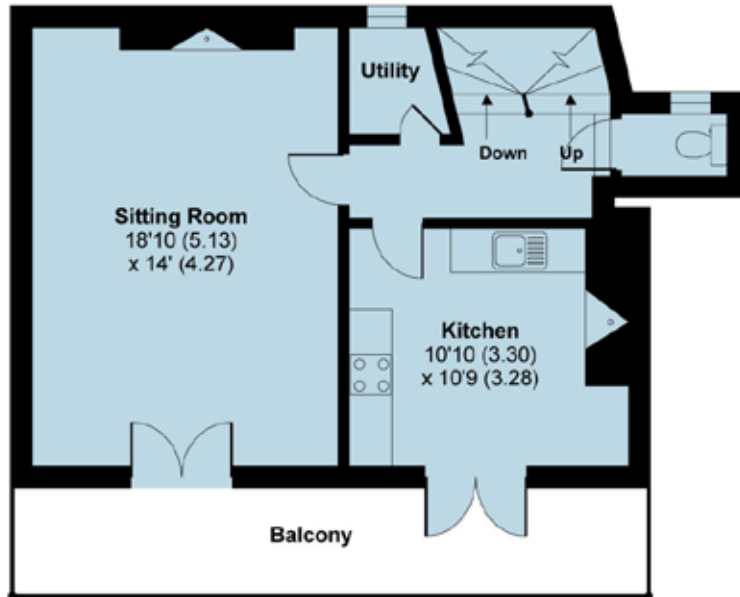
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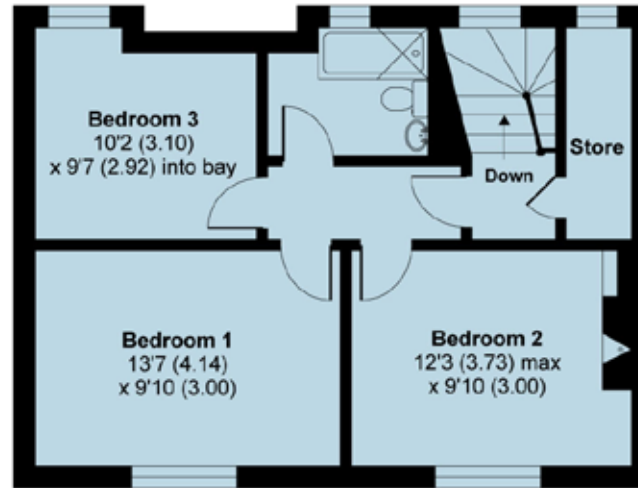
APPROX. GROSS INTERNAL FLOOR AREA 1151 SQ FT 106.9 SQ METRES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

NOTE:

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2. The particulars do not constitute any part of a Contract;
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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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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