



25A Eridge Road

Tunbridge Wells, Kent, TN4 8HJ

Batcheller
Monkhouse

Our Corner of England

25A Eridge Road

A spacious ground floor apartment in need of modernisation with a good size private garden, located within a short walk of the Pantiles and within 0.7 of a mile of the mainline station.

Ground Floor

- Communal Entrance Lobby
- Private door through to Hallway
- Cloakroom
- Kitchen
- Sitting Room
- Dining Room

- Two Double Bedrooms
- Bathroom

Outside

- Private Rear Garden
- Allocated Parking Space



DESCRIPTION

25A Eridge Road forms the ground floor of this attractive building. The property is in need of renovation and is sold with the benefit of a share of the freehold and no ongoing chain.

The main features of the property include:

- **Communal entrance lobby** with private door to apartment 25A opening into its own **hallway** with cloakroom, storage cupboard and stable door to the rear garden.
- **Double bedroom** with double glazed window to the front and a **second double bedroom** with double doors opening to the rear garden.
- **Sitting room** with a double glazed bay window to the front and fireplace.
- **Dining room** opening through to the kitchen.
- **Kitchen** currently only with stainless steel sink unit.
- Door from kitchen through to **bathroom**, again in need of renovation.

OUTSIDE

There is an allocated parking space to the front and a good size partly paved private rear garden. An outside utility store currently houses the gas boiler which is not in working order.

AMENITIES

Local: The property is located on the favoured south side of town, a short walk to the Pantiles (0.3 of a mile) and the High Street (0.5 of a mile). Tunbridge Wells Tennis Club and the Nevill Cricket Ground are within easy reach with the mainline station just 0.7 of a mile away.

Towns: Tonbridge (5.8 miles), Sevenoaks (12 miles).

Transport: Tunbridge Wells Station (0.7 of a mile).

Schools: There are a number of well regarded primary schools, secondary schools and grammar schools in the area. Independent schools include The Mead, Rosehill and Holmewood House preparatory schools.

Leisure: A variety of leisure and shopping facilities including the Trinity Theatre and Assembly Halls theatre, cafes, pubs, restaurants and independent and national retailers in the High Street and at the Royal Victoria Place shopping centre.



DIRECTIONS

From our offices head west on the A26 over the two roundabouts joining Eridge Road where number 25 will be found on the left hand side after 0.1 of a mile (next to the vets).

What3Words: pill.elite.office

Additional Information

Local Authority: Tunbridge Wells 01892 526121 www.tunbridgewells.gov.uk

Services (not checked or tested): All mains services connected. Gas fired central heating.

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

Tenure: Share of Freehold with a new 999 year lease to be created.

Service Charge - 50% of costs as and when arising.

Land Registry Title Number K696150

EPC: EPC rating E

Council Tax Band: C

Agents Note: To the rear of the apartments there is planning permission for a new detached dwelling to be built which is being sold separately.

GUIDE PRICE £350,000 - £375,000

Viewings

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

25A Eridge Road, Tunbridge Wells, TN4 8HJ

Approximate Area = 1,099 sq ft / 102.1 sq m

For identification only - not to scale

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.

