



St. Pauls Street, Tunbridge Wells, TN4 8QY  
Offers in excess of £160,000 Leasehold



VACANT with NO FORWARD CHAIN - The Homes Group are delighted to present to the market this newly refurbished purpose-built two bedroom retirement flat. Set in the popular residential area of Rusthall with its local shops and amenities, and road links via the nearby A264 to Tunbridge Wells or East Grinstead, whereas the nearby Tunbridge Wells town centre provide a comprehensive selection of shops and services. This property would make the ideal home for someone looking to downsize in retirement.

Benefits include: Two double bedrooms with built in wardrobe to the master bedroom, a good-sized living room, newly fitted kitchen, newly fitted shower room with a white suite, double glazing and electric heating. Externally the property benefits from communal gardens, launderette, on-site warden and parking (subject to a charge of £100 p/a).

Tenure Leasehold - Lease Term: 99 years from 18 Jan 1988 (circa 61 years left), Ground Rent: £225 p/a, Service Charge: We have been advised by the seller that the current service charge is £1,927.96 per annum for the year 2025 - 2026. All information is to be verified by your solicitor.

#### **Communal entrance**

#### **Hallway**

#### **Living room**

15'3 x 13'6 (4.65m x 4.11m)

#### **Kitchen**

9'9 x 6'2 (2.97m x 1.88m)

#### **Bedroom one**

15'6 x 9'6 (4.72m x 2.90m)

#### **Bedroom two**

9'8 x 9'5 (2.95m x 2.87m)

#### **Bathroom**

9'6 x 6'2 (2.90m x 1.88m)

#### **Tenure: LEASEHOLD**

#### **Council Tax: Band B**







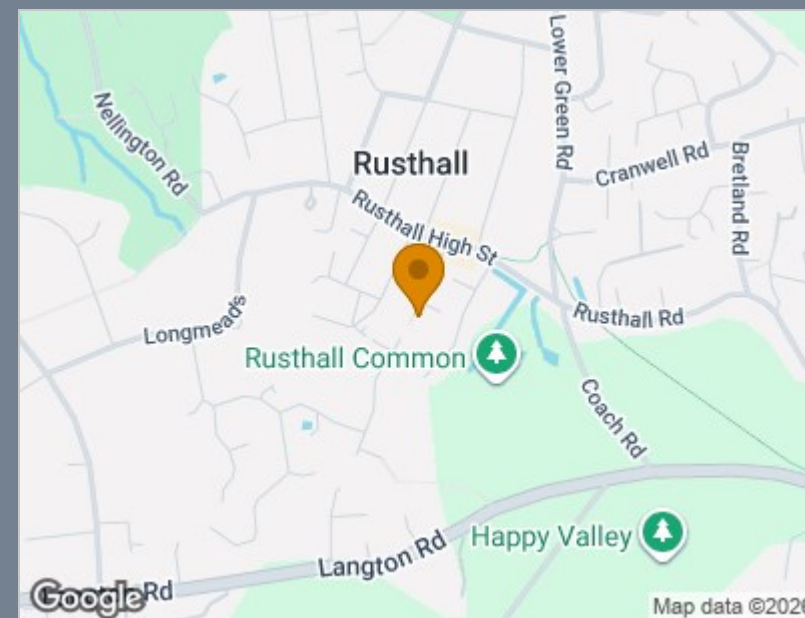


## First Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



Total area: approx. 57.2 sq. metres (615.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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