THE HOMES GROUP

St. Pauls Street, Tunbridge Wells, TN4 8QY

Offers in the region of £150,000 Leasehold

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VACANT WITH NO 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)

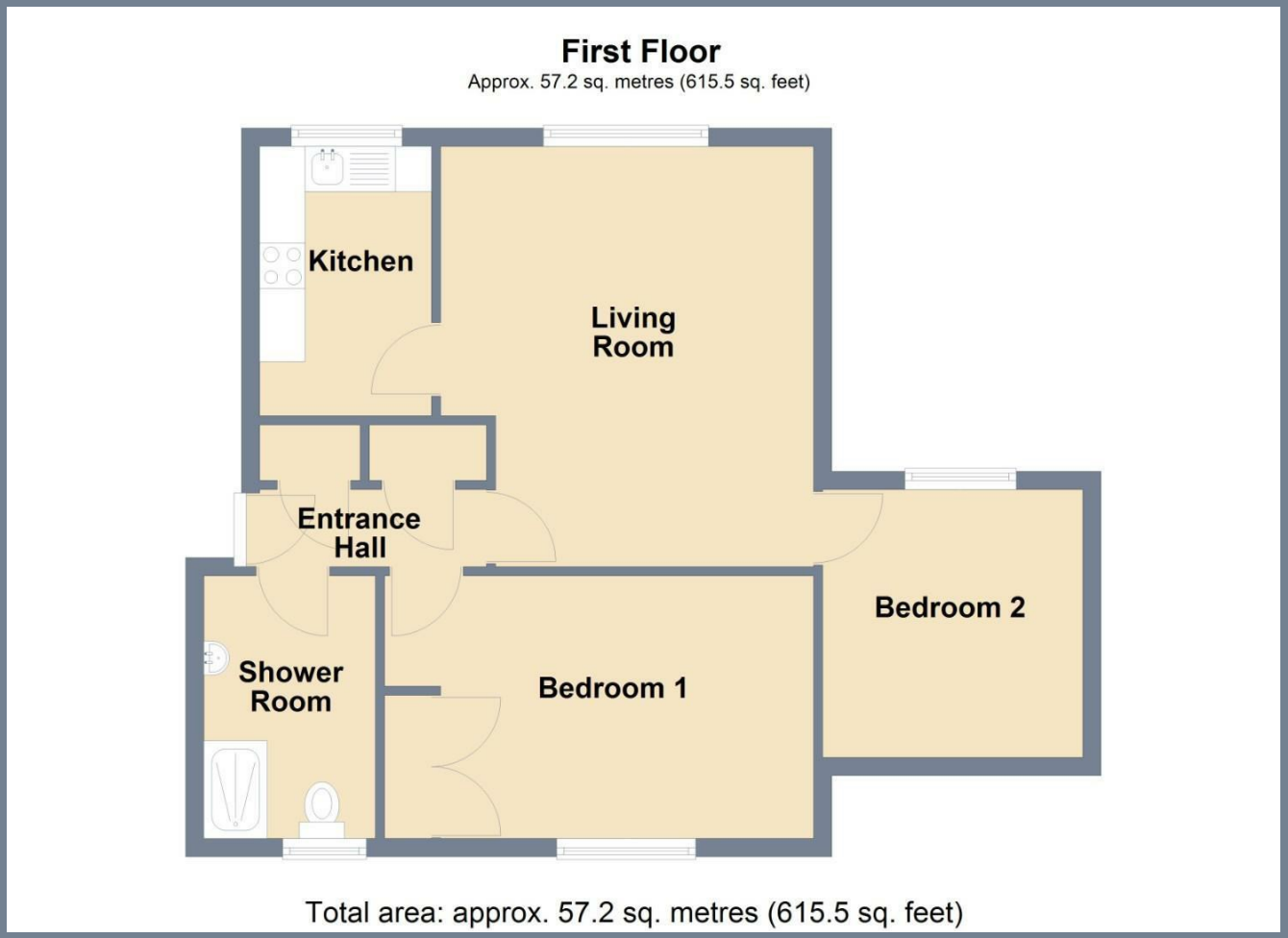
Bedroom two
9'8 x 9'5 (2.95m x 2.87m)

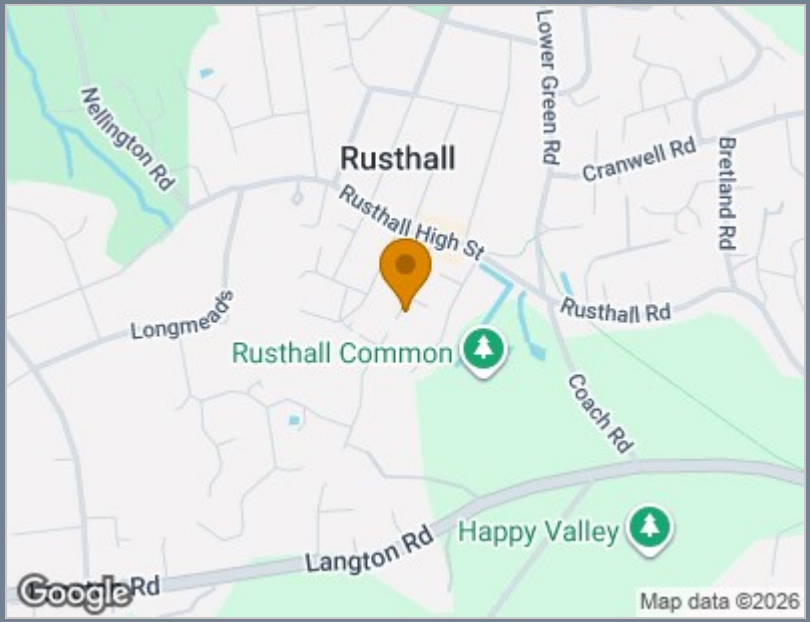
Bathroom
9'6 x 6'2 (2.90m x 1.88m)

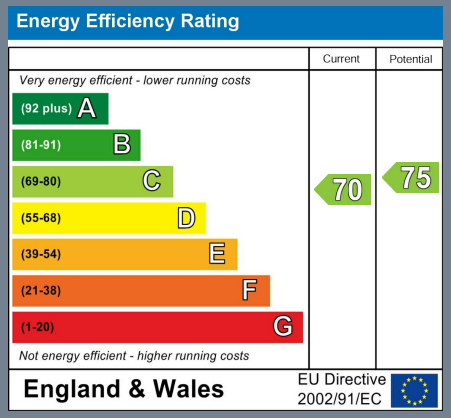
Tenure: LEASEHOLD

Council Tax: Band B

NO PARKING
SHOP OR
DELIVERY VEHICLES







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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