



KINGS ESTATES
PROFESSIONALS IN PROPERTY



10 Orchidhurst

Tunbridge Wells, TN2 3BZ

Set within a quiet cul-de-sac and enjoying the benefit of its own private entrance, this well-maintained ground floor apartment offers comfortable, low maintenance living in a highly convenient location. Thoughtfully presented throughout, the property combines practical accommodation with modern improvements, making it an ideal choice for first-time buyers or those looking to downsize without compromise.

- Ground Floor Apartment With Private Entrance
- Quiet Cul-De-Sac Location
- Bright Lounge/Dining Room With Bay Window
- Well Equipped Fitted Kitchen
- Spacious Double Bedroom
- Modern Bathroom
- Gas Central Heating And Double Glazing
- Allocated Off Road Parking Space
- Attractive Communal Gardens
- Convenient Location Close To High Brooms Station





Approximate Gross Internal Area Approximately 441 Sq Ft / 41 Sq M

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The private entrance opens into a welcoming hallway, creating an immediate sense of privacy and separation from neighbouring properties. The accommodation has been well planned to maximise both space and functionality.

The bright and spacious lounge/dining room enjoys an attractive bay window, allowing natural light to flood the room and creating a warm and inviting setting for everyday living, relaxing or entertaining.

The fitted kitchen is well equipped with a range of units, generous work surface space and integrated appliances, together with ample storage to ensure it is as practical as it is functional.

The generous double bedroom provides a peaceful retreat with plenty of space for bedroom furniture, while the recently refurbished bathroom has been stylishly updated to offer a fresh, contemporary finish.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

Externally, residents enjoy attractive communal gardens to the front of the building, while to the rear the property benefits from one allocated off road parking space, providing valuable everyday convenience.

The location is particularly appealing, being just 0.4 miles from High Brooms railway station, making it an excellent choice for commuters. North Farm Retail Park, with Marks & Spencer, Asda and a wide range of additional shopping and leisure facilities, is also within easy reach, while a local convenience store is just a short walk away. Royal Tunbridge Wells town centre, with its extensive selection of cafés, restaurants, independent boutiques and shopping facilities, is also easily accessible.

OTHER INFORMATION

COUNCIL TAX BAND - B - Tunbridge Wells Borough Council

TENURE – Leasehold

LENGTH OF LEASE – A lease extension is currently underway. The property will be sold with a lease term of approximately 182 years

ANNUAL GROUND RENT – Peppercorn on completion of the lease extension

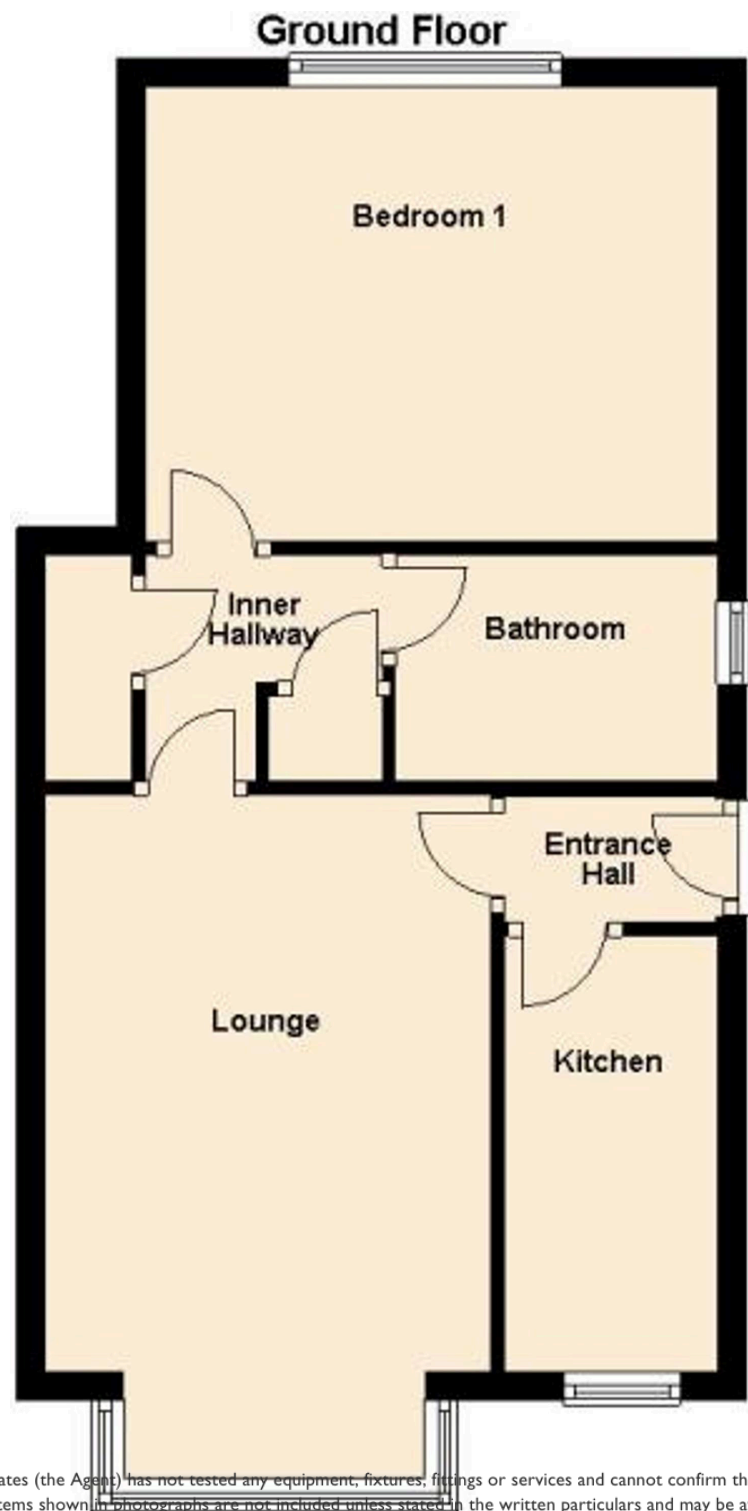
GROUND RENT REVIEW PERIOD – Not applicable

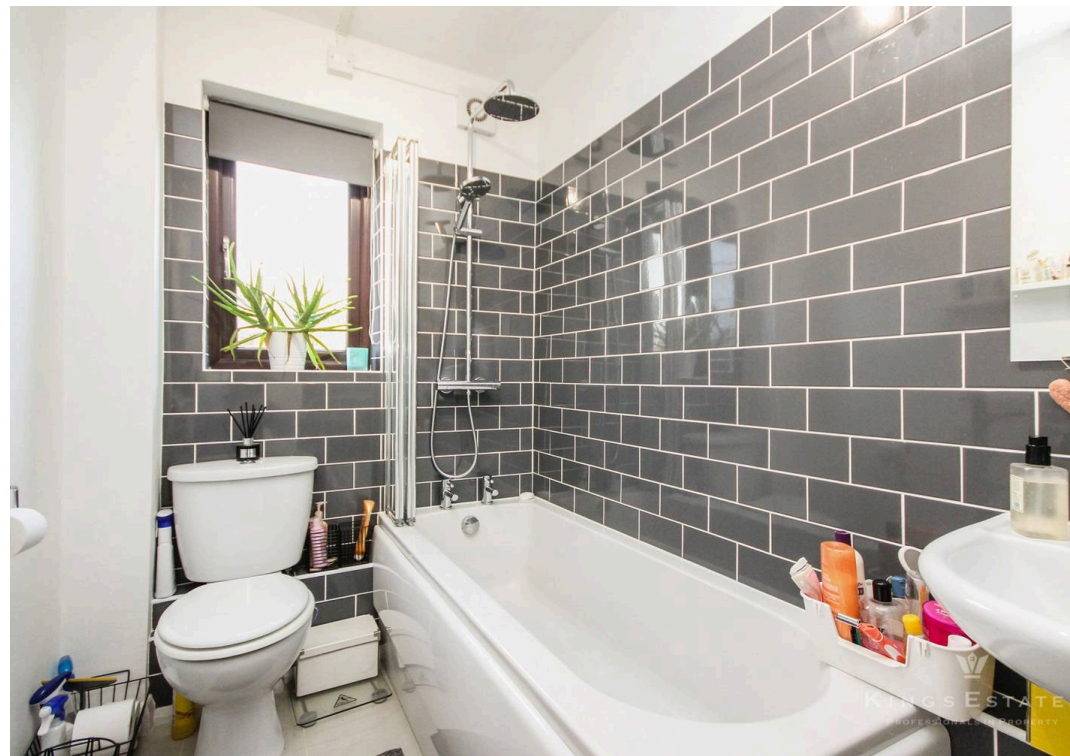
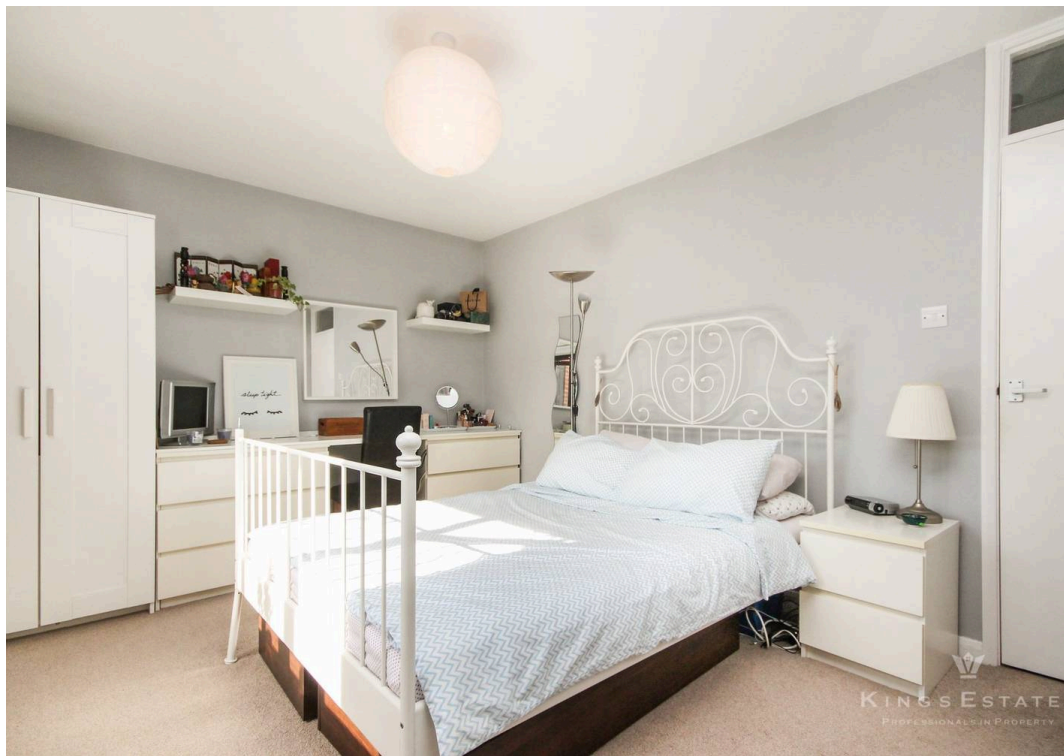
ANNUAL SERVICE CHARGE – Approximately £1,000 per annum, payable half-yearly

SERVICE CHARGE REVIEW PERIOD – Annually

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.









Kings Estates

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