



## Flat 4 The Walks

30-36 The Pantiles, Tunbridge Wells, Kent, TN2 5TN

Batcheller  
Monkhouse

# Flat 4 The Walks

A charming first floor apartment with 2 bedrooms and conveniently situated opposite the Common and within close proximity to The Pantiles and the Main Line Station into London

- Reception Room
- Kitchen
- Master Bedroom with En Suite Shower Room
- Second Double Bedroom
- 2 further Double Bedrooms
- Period Building and Features



## AMENITIES

The apartment is located opposite the common and by 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

This first floor apartment is conveniently situated opposite the Common, within walking distance to the mainline railway station, the Pantiles and the High Street.

The property has recently been painted and has new carpet in the reception room, hallway and bedrooms.

The first floor apartment has a bright entrance hall, sitting room with bay window.

The kitchen has a washing machine, dishwasher, electric oven, gas hob and extractor over.

The bathroom has bath with shower over, WC and basin and the master bedroom with views over the common, bay window and an en suite with shower cubicle. There is a good sized second bedroom.





#### Additional Information:

**Local Authority:** Tunbridge Wells 01892 526121

[www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Services:** All mains services

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk),  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold.

**EPC:** EPC rating C

**GUIDE PRICE £320,000**

#### VIEWINGS

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

**Battle**  
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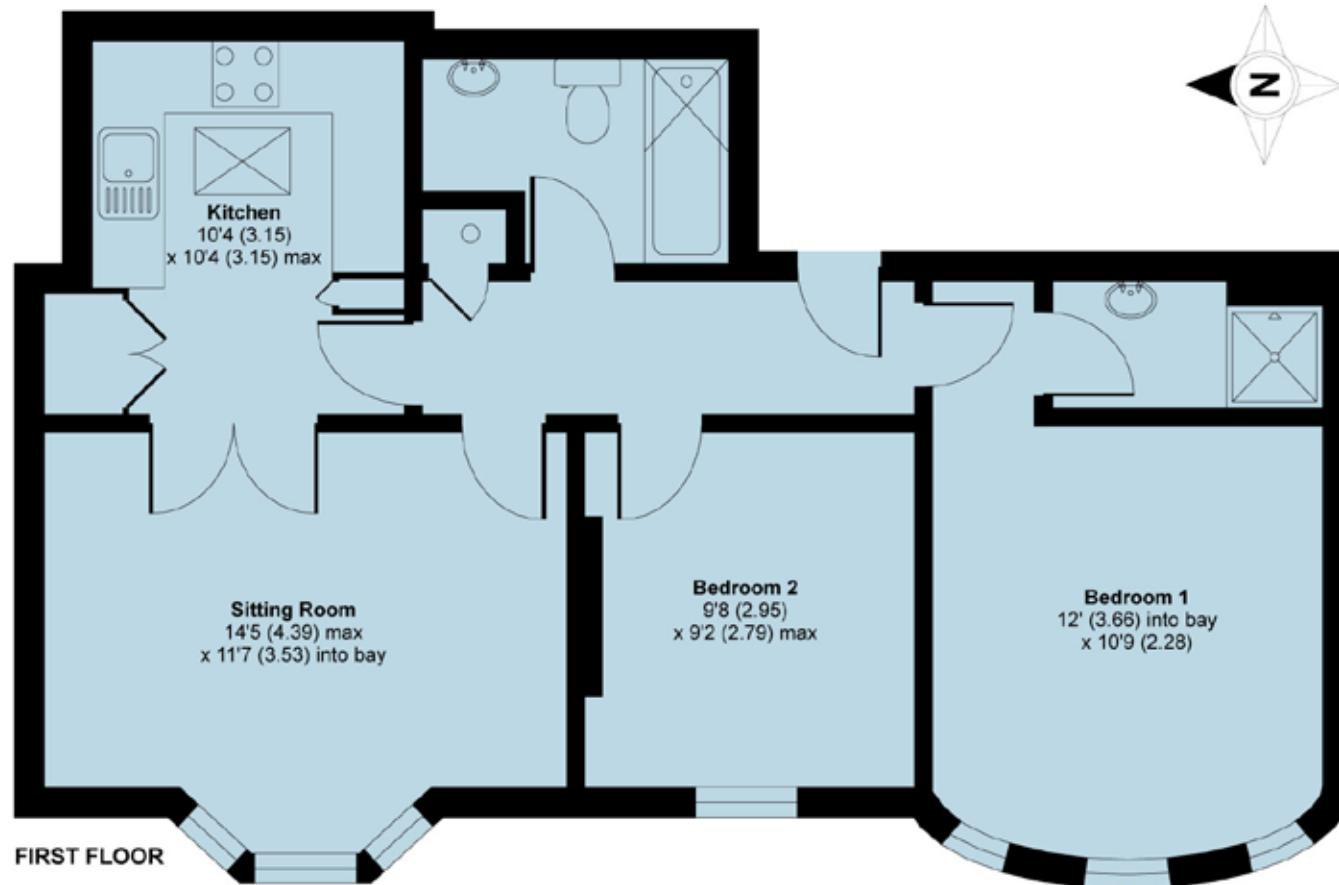
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# Flat 4, The Walks House, 30-36 The Pantiles, Tunbridge Wells, TN2 5TN

APPROX. GROSS INTERNAL FLOOR AREA 633 SQ FT 58.8 SQ METRES



FIRST FLOOR

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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