



## Flat 1, Fairlawn House, 22 Mount Sion

Tunbridge Wells, TN1 1US

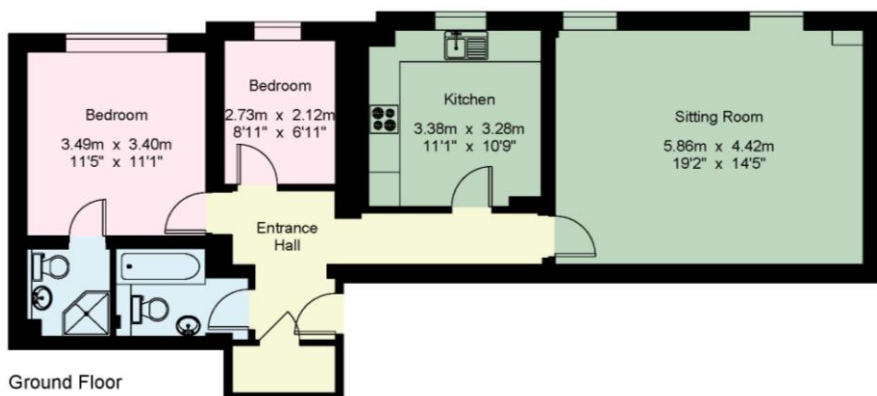
**SUMNER PRIDHAM**

A light and spacious 2 bedroom lower ground floor flat benefitting from a sunny south westly aspect in an impressive period property in the sought after Mount Sion off of Tunbridge Wells High Street. This well presented apartment is being sold with the benefit of no forward chain and allocated parking space.

Stairs and Lift to lower ground floor, spacious Hall, Sitting/Dining Room, fitted Kitchen/Breakfast Room, 2 Bedroom, Ensuite shower Room, Bathroom, Gas Fired Central Heating, allocated Parking Space.

**Guide price £375,000 - £395,000 Leasehold No Forward Chain**





## The Property

- ◆ Sought after central location within minutes' walk of the Pantiles, High Street and central station.
- ◆ Spacious accommodation with all principal rooms enjoying a sunny south westerly aspect.
- ◆ Allocated parking space.
- ◆ Lift and staircase to lower ground floor.
- ◆ Own front door to spacious hall decorated with dado rail and recessed lighting.
- ◆ Useful walk-in storeroom with shelving and housing circuit breaker.
- ◆ Well-proportioned light and spacious sitting/dining room with pair of sash windows to the rear, coved ceiling with chandelier.
- ◆ Kitchen/breakfast room with worksurfaces on 2 walls incorporating a stainless steel sink and drainer with tall sash window to the rear.
- ◆ Comprehensive range of cupboards and drawers, tiled splashback, matching wall mounted cupboards with under cupboard lighting.
- ◆ Appliances include integrated fridge and freezer, gas hob, electric oven, Neff dishwasher and washing machine, matching cupboard housing Worcester Gas Fired boiler providing central heating and domestic hot water.
- ◆ Double bedroom 1 with wide paned window to the rear overlooking allocated parking space, wall light and chandelier.
- ◆ Ensuite shower room with walk in shower cubicle with Mira unit, wall hung wash basin, low level WC, half tiles walls and tiled floor, light and shaver point, air extractor.
- ◆ Main bathroom panelled bath with shower attachment, low level WC, wall hung washbasin, half tiled walls, tiled floor, air extractor.

## Outside

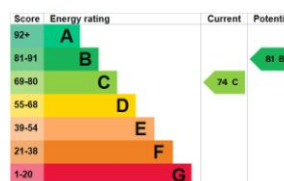
- ◆ To the rear of the property there is an allocated parking space.

## Practicalities

- ◆ 125 year Lease commenced in May 2001
- ◆ Service Charge: £3708.00 per annum
- ◆ Ground Rent: £500 per annum

## Viewing

Strictly by appointment only through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615



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