



## 2 bed apartment to buy in TN4

Amherst Road, Tunbridge Wells, Kent, TN4 9LQ

**£125,000** Starting Bid

 x2
  x1
  x1

Tenure

**Leasehold**

Residents parking

## Property features

-  Being Sold via Secure Sale online bidding. Terms and Conditions
-  2 Bedroom Flat
-  Tunbridge Wells Location
-  Lounge/diner
-  EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

This well-presented two-bedroom flat offers spacious living, parking available for residents, and the added benefit of a shared garden, making it an ideal home for first-time buyers, professional couples, or buy-to-let investors. Situated on Amherst Road — one of Tunbridge Wells' most sought-after residential streets — the property enjoys an enviable position within easy walking distance of both the town centre and High Brooms Station, offering fast links to London for commuters.

Upon entering, you're welcomed by a generous hallway that flows effortlessly into each room.

The spacious lounge is bright and inviting, with large windows that allow plenty of natural light, providing flexible space for both a comfortable living area and a dining setup.

The kitchen offers ample cabinetry, good countertop space, and an integrated oven and hob. With scope for modernisation, buyers have a fantastic opportunity to enhance the space and add value.

Both bedrooms are well-proportioned doubles, with Bedroom 1 offering particularly generous dimensions. Each room enjoys a bright, airy feel, creating a warm and comfortable living environment.

The bathroom is fitted with a bathtub, WC, and wash basin, providing a functional and practical space. A useful storage cupboard beside the bathroom is ideal for towels, linens, and household items.

Outside, residents benefit from a well-maintained shared garden — a peaceful spot to relax, socialise, or enjoy some fresh air.

Perfectly positioned in the heart of Tunbridge Wells, the flat is within easy reach of local shops, cafes, healthcare facilities, and excellent schools including St John's Primary School, Skinners' School, Tunbridge Wells Grammar School for Boys, and Tunbridge Wells Girls' Grammar School. Royal Victoria Place Shopping Centre and the boutique stores of the High Street are close by, while leisure facilities such as Knights Park (cinema, bowling, and fitness club), nearby parks, golf courses, and cycle routes offer plenty of options for recreation.

With great transport connections, walkable access to town and station, and clear potential to modernise and increase future resale or rental value, this flat represents a superb opportunity in a prime Tunbridge Wells location.

The tenant has been served notice.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 81

Annual Ground Rent Amount: £380.00

Annual Service Charge Amount: £4,566.00

Price: Starting Bid £125,000

Property Type: Apartment

Parking: Residents

Year built: 1900

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

# Hamilton House

Approximate Gross Internal Area  
869 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		73	
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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