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Greggs Wood Road, Tunbridge Wells

Offers In Region Of £230,000

2 1 1



Set within a modern development, this bright and generously proportioned apartment offers stylish, easy living with an excellent sense of space and light throughout. The home centres around a superb open plan living and dining area which flows seamlessly into the fitted kitchen, creating a sociable space that works perfectly for both everyday living and entertaining. Large windows and glazed doors draw in plenty of natural light and open out onto the private balcony, a lovely spot for a morning coffee or a quiet moment at the end of the day, with an attractive outlook beyond.

The kitchen is neatly arranged with contemporary units and ample worktop space, along with integrated appliances and a practical layout that keeps everything close to hand without compromising on the open feel of the room. The living area comfortably accommodates a generous seating arrangement, with space remaining for a dining table if desired.

There are two well proportioned bedrooms, each offering flexibility for a variety of needs. The principal bedroom is a comfortable double with plenty of room for freestanding furniture, while the second bedroom works equally well as a guest room, child's room or home office. The accommodation is completed by a modern bathroom, finished in a clean, contemporary style.

Outside, the balcony is a real highlight, offering valuable outdoor space that extends the living accommodation and makes the most of the outlook.

Leasehold- 115 years left

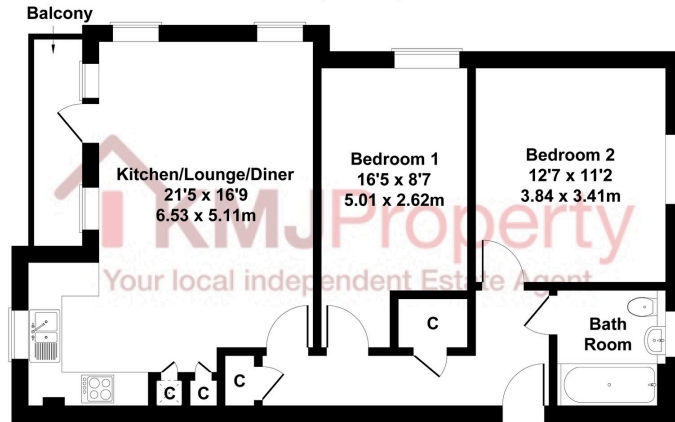
Ground Rent - £0

Service Charge - £246.12 per month



Greggswood Road

Approximate Gross Internal Area
721 sq ft - 67 sq m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

- Spacious open plan living and dining area, ideal for entertaining
- Private balcony providing valuable outdoor seating space
- Modern bathroom finished in a clean, contemporary style
- Set within a well maintained modern development
- EPC B
- No Ground Rent
- Two well proportioned bedrooms, including a generous principal bedroom
- Bright accommodation with excellent natural light throughout
- Ideal first purchase, downsize or investment opportunity
- Council Tax Band D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN CROWBOROUGH

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BRITISH
PROPERTY
AWARDS

2022

★★★★★

GOLD WINNER

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TUNBRIDGE WELLS