



**Cecil Court, Mount Sion, Tunbridge Wells, TN1**  
**£340,000**

Rare Opportunity: Stylish 2-Bed Apartment with Parking & Garden Access in Central Tunbridge Wells | Share of Freehold



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Set within an impressive Grade II listed Georgian residence, this two-bedroom apartment in Cecil Court offers a rare opportunity to secure a character-filled home in one of Tunbridge Wells' most desirable central locations. Whether you are a first-time buyer looking to put your own stamp on a property or an investor seeking a smart value-add opportunity, this home ticks all the boxes.

Occupying part of an early 19th-century building rich with architectural detail, including Corinthian pilasters, a porticoed entrance, curved rear bays and trellised verandas - the apartment enjoys access to beautifully maintained communal gardens and comes with allocated off-street parking. The property is located in the sought-after 'Old Village' area, within walking distance of the historic Pantiles, High Street, and Tunbridge Wells mainline station.

Inside, the apartment offers two generous double bedrooms, a spacious living room, a separate kitchen, and a bathroom - All of which offer scope for modernisation, allowing buyers to add value and tailor the space to their own style and needs. Period features such as sash windows and high ceilings add charm, while gas central heating provides comfort and practicality.

At a Glance:

- Two-bedroom apartment in a striking Georgian conversion
- Generous proportions and flexible layout
- Excellent opportunity to modernise and add value
- Grade II listed building with period detailing
- Allocated parking space & communal gardens
- No onward chain - available for immediate occupation

With its blend of historical charm, central location, and renovation potential, this apartment in Cecil Court is a fantastic opportunity for anyone seeking a home or investment in one of Kent's most desirable towns.

Council Tax Band: C (Tunbridge Wells Borough Council)

Tenure: Share of Freehold (995 years)

Parking options: Off Street

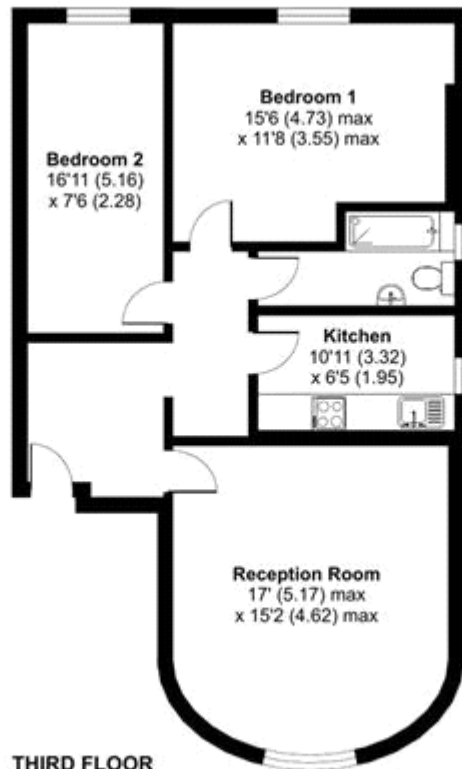
Garden details: Communal Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

## Mount Sion, Tunbridge Wells, TN1

Approximate Area = 804 sq ft / 74.7 sq m  
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nishcom 2025. Produced for Presence & Co. REF: 1318177



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.