



WOOD & PILCHER



- 2 Bedroom Apartment
- Beautifully Presented
- Master Bedroom with En Suite
- No Onward Chain
- Secure Allocated Parking Space
- Energy Efficiency Rating: D

Calverley Street, Tunbridge Wells

£375,000

woodandpilcher.co.uk

16 Garden House, Calverley Street, Tunbridge Wells, TN1 2XN

Set within the popular Garden House development is this bright, spacious apartment that is finished to a very high standard throughout. There are stairs and lift access to apartment 16 that is located on the second floor of the building. The apartment offers a generous hallway, open plan living area including a well appointed kitchen, two double bedrooms with the master having an en suite and a further bathroom. It has the advantage of an allocated parking space within the secure car park to the rear and the benefit of no onward chain thereby streamlining the buying process.

HALLWAY:

A generous 'L' shaped hallway with built in store cupboard housing the hot water tank and washer/dryer. Further built in store cupboard housing the electric consumer unit. Laminate flooring with underfloor heating.

OPEN PLAN LIVING ROOM:

This spacious room consists of areas for sitting, dining and kitchen. It has underfloor heating throughout and double glazed windows to the front. There is a feature fireplace and laminate flooring. The kitchen has a wide range of contemporary wall and base units with a complementary worktop. One and a half bowl sink with mixer tap. Built in fridge/freezer and dishwasher. Built in oven with electric hob and extractor hood over, downlights.

MASTER BEDROOM:

A double bedroom with double glazed windows to front, built in wardrobe, underfloor heating, carpet.

EN SUITE:

Fitted with a corner shower cubicle, wall mounted wash hand basin with vanity unit above, concealed cistern low level wc. Heated towel rail, part tiling to walls, tiled flooring, extractor fan.

BEDROOM:

A further double bedroom with double glazed windows to front, built in wardrobe, underfloor heating, carpet.



BATHROOM:

Fitted with a bath with mixer tap and hand held shower attachment, concealed cistern low level wc, wall mounted wash hand basin with vanity unit above. Heated towel rail, part tiling to walls, tiled flooring, extractor fan, downlights.

PARKING:

There is one allocated parking space in the secure car park to the rear of the building.

SITUATION:

Calverley Street is a quiet side road within the heart of the town centre being a short walk from the Calverley Road precinct and Royal Victoria Place shopping mall where most of the retail shops are represented. Approximately 0.5 of a mile walking distance to the southern part of the town is where you will find the main line station with fast and frequent train services to London and the South Coast. Beyond the station is the popular old High Street and historic Pantiles area of the town with more specialist shops, boutiques, cafes and restaurants. The area in general is well served with good schooling, both state and independent for children of all ages and includes excellent grammar school for girls and boys in the St. Johns area of the town. Tunbridge Wells is particularly well favoured with good recreational facilities including two theatres, the Tunbridge Wells Sports & Indoor Tennis Centre as well as local sports clubs including golf, rugby and cricket. There is also a choice of excellent local parks including Dunorlan with its boating lake.

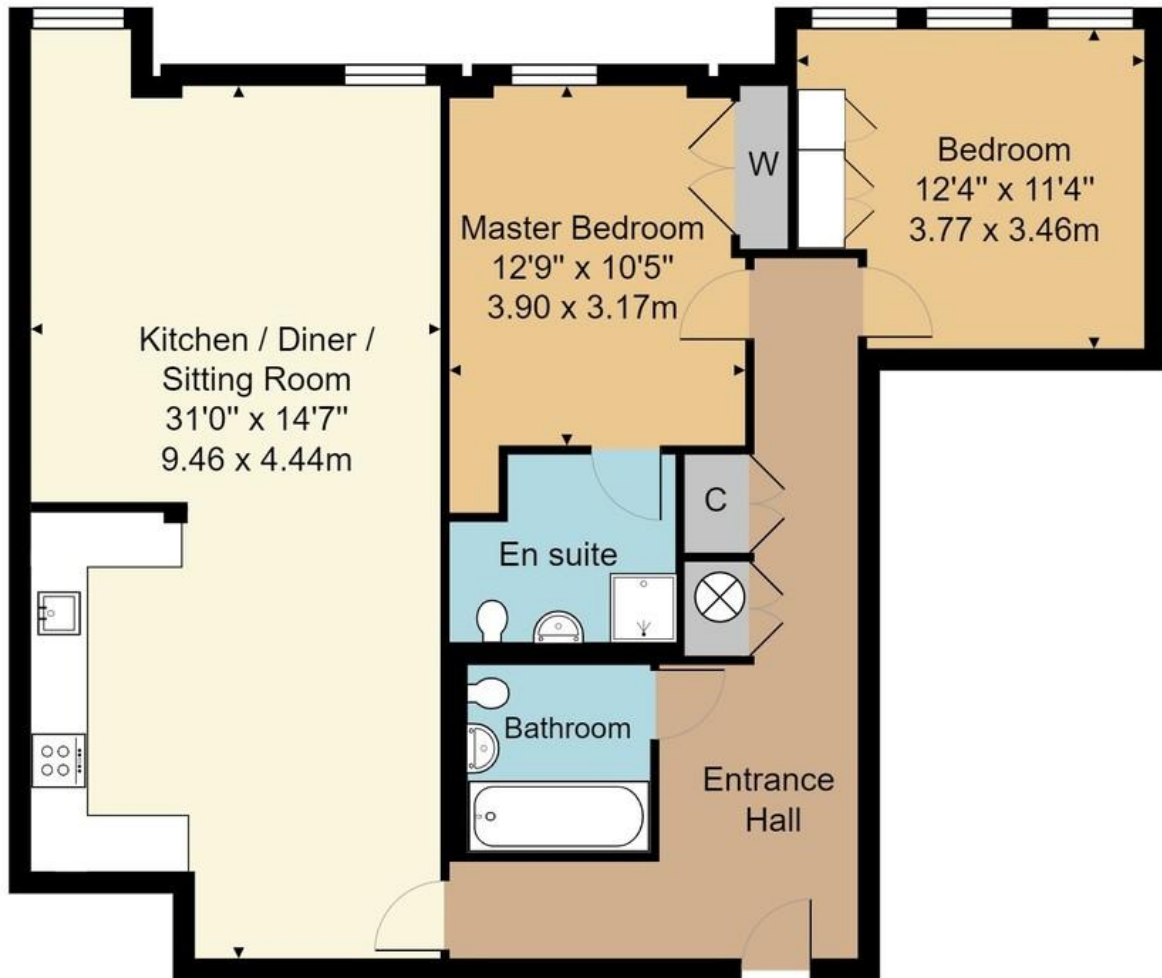
TENURE:

Leasehold

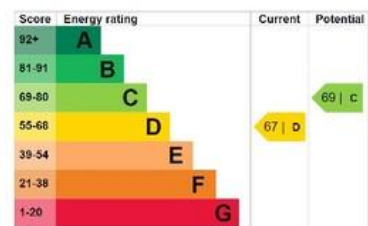
VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area
1021 ft² ... 94.8 m²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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