



WOOD & PILCHER



- Ground Floor Apartment
- 2 Double Bedrooms
- Close to Town Centre & MLS
- Communal Gardens
- Garage & Parking Space
- Energy Efficiency Rating: D

The Ferns, Tunbridge Wells

£340,000

woodandpilcher.co.uk

1 Carlton Lodge, The Ferns, Tunbridge Wells, TN1 2JU

This peaceful apartment is set in a quiet location in the popular St. James area of town, a short walk to the town centre and main line station. The property has entrance hallway, open plan living area, two double bedrooms and separate kitchen and bathroom. It has the added bonus of a single garage and additional space which is very desirable in this central location with communal gardens to enjoy as well.

Steps up to communal entrance hallway. Private entrance door into:

HALLWAY:

Two built in store cupboards, further cupboard housing the electric consumer unit and a utility cupboard with plumbing for washing machine and further space for tumble dryer. Radiator, carpet.

LIVING AREA:

A bright, dual aspect living room with double glazed sash windows to rear and double glazed door to side and to the communal gardens. Two radiators, carpet.

KITCHEN:

Fitted with a modern range of wall and base units with a complementary worktop. Inset sink and drainer with mixer tap. Built in dishwasher and fridge/freezer. Space for freestanding cooker with extractor hood over. Double glazed sash window to front. Wall mounted gas central heating boiler, part tiling to walls, radiator.

BEDROOM 1:

A spacious double bedroom with double glazed sash windows to front, radiator, carpet.

BEDROOM 2:

A further double bedroom, double glazed sash window to rear, built in double wardrobe, radiator, carpet.

BATHROOM:

A white suite comprising of panelled bath with shower over and folding shower screen, pedestal wash hand basin, low level wc. Heated towel rail, laminate flooring, part tiling to walls, extractor fan. Double glazed sash window to front.



OUTSIDE:

There are communal gardens to enjoy at the rear of the property.

PARKING:

The property has the benefit of a single garage with an additional parking space in front of this and a separate bike store.

SITUATION:

Carlton Lodge sits off of The Ferns in central Tunbridge Wells. The Ferns are bordered by Carlton Road, Lansdowne Road and Calverley Park Gardens. To this end, the property is only a modest walk from Tunbridge Wells centre, most especially the Royal Victoria Place shopping mall and Calverley Road pedestrianised precinct where the majority of multiple retailers can be found. A further run of independent retailers, restaurants and bars are accessible along Camden Road, Mount Pleasant, the Old High Street, Chapel Place and the Pantiles. The Calverley grounds are nearby as is Dunorlan Park. The main line railway station is only a 10 minute walk through the park and the property is also accessible to nearby doctors surgeries and the Nuffield Health Tunbridge Wells Hospital.

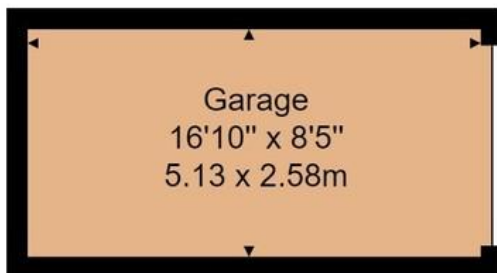
TENURE:

Leasehold - Share of Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211





(Not Shown in Actual Location/Orientation)



Apartment Approx. Gross Internal Area
832 sq. ft / 77.3 sq. m

Garage Approx. Internal Area
142 sq. ft / 13.2 sq. m

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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