



WOOD & PILCHER



- Retirement Apartment
- 2 Double Bedrooms
- Warden & 24 Hour Care Line
- Central Location
- Residents Parking
- Energy Efficiency Rating: C

Park Road, Tunbridge Wells

£250,000

woodandpilcher.co.uk

5 Pegasus Court, 11 Park Road, Tunbridge Wells, TN4 9JR

This first floor retirement apartment is situated within an attractive building in a central position within the town centre. The property is spacious and well presented consisting of a generous entrance hall with good storage, good sized sitting/dining room, separate kitchen and two double bedrooms with the master having an en suite shower room. Pegasus Court is a well regarded retirement building having its own on site warden and 24 hour care line, as well as a residents lounge which hosts the occasional social event and pretty communal gardens to enjoy to the rear. In addition there is a visitors suite which can be booked for a small charge and the property benefits from no onward chain thereby streamlining the buying process.

Communal entrance into hallway, stairs and lift to first floor. Private entrance door into:

HALLWAY:

A spacious hallway with large built in store cupboard, further store cupboard housing the hot water tank with shelving above and another store cupboard housing the electric consumer unit, carpet and electric heater.

CLOAKROOM:

Built in low level wc, inset wash hand basin with cupboard over, vinyl flooring, extractor fan.

SITTING/DINING ROOM:

A generous room with double glazed and opening doorway to the front. Feature fireplace with electric fire, two electric storage heaters, carpet.

KITCHEN:

A good range of wall and base units with complementary worktop. Inset sink and drainer with mixer tap. Electric hob with extractor fan over, fridge/freezer, built in washing machine, microwave. Double glazed window to side, part tiling to walls..

MASTER BEDROOM:

A good sized room with double glazed window to front, built in wardrobes, electric heater, carpet.



EN SUITE:

A large walk in shower cubicle, low level wc, inset wash hand basin with cupboards above and below, part tiling to walls, heated towel rail, vinyl flooring, electric fan heater, extractor fan.

BEDROOM 2:

A further double bedroom currently used as a dining room. Double glazed window to front, electric heater, carpet.

OUTSIDE:

There are well presented communal gardens for the residents to enjoy to the rear of the property.

PARKING:

To the rear is a secure car park for the use of residents.

SITUATION:

The property is located on Upper Grosvenor Road. The Royal Victoria Place shopping precinct and Calverley Road pedestrianized areas are a short walk away, as is the recently refurbished Grosvenor and Hilbert Park. A beneficiary of a large grant, this exciting outdoor space hosts areas of medieval woodland, alongside football and sports pitches, ornamental lakes, wetland features and cafeteria - a real jewel in Tunbridge Wells' crown! Tunbridge Wells offers an excellent mix of social, retail and educational facilities and beyond the aforementioned precincts, there are a host of impressive independent retailers and restaurants located along Mount Pleasant, the old High Street, Chapel Place and The Pantiles. The town has a host of excellent schools and the property is well placed to take advantage of such facilities.

TENURE:

Leasehold

Lease - 125 years from 1 January 2003

Service Charge - current £5336.56 per year

Ground Rent - current £419.00 per year

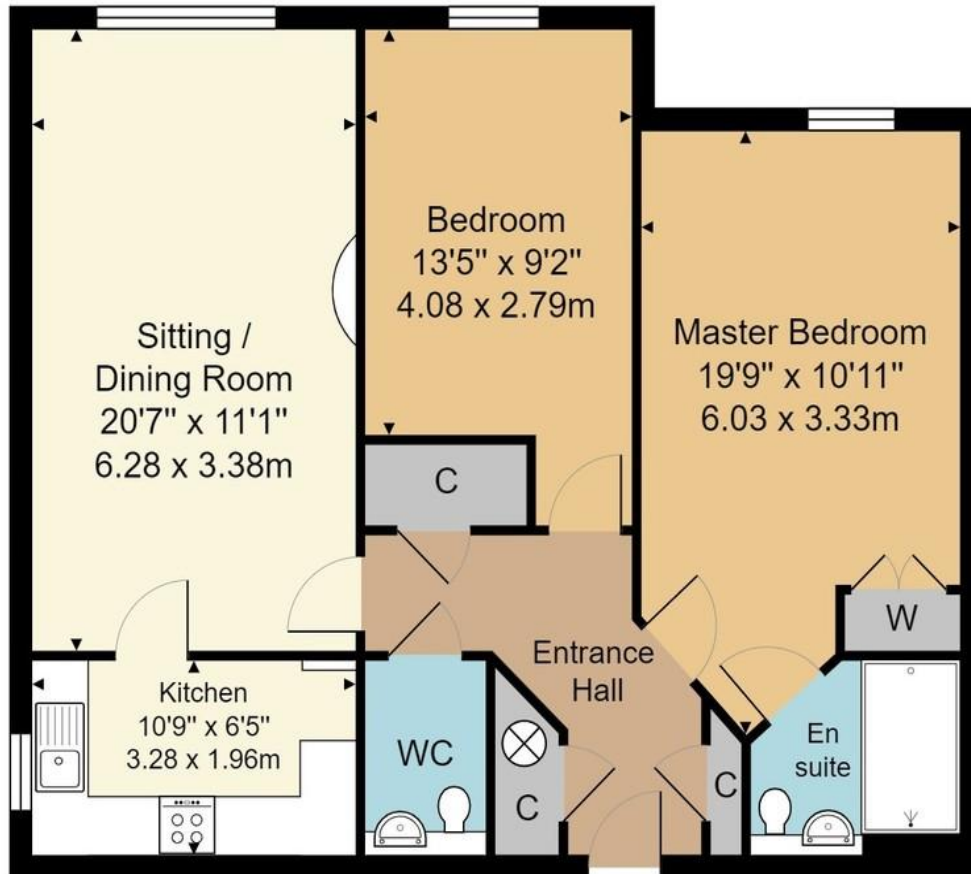
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		B1 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 829 ft² ... 77.0 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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