



# WOOD & PILCHER



- Top Floor Period Conversion
- Beautiful Views Across Town
- Share of Freehold/Long Lease
- Communal Gardens
- Allocated Parking
- Energy Efficiency Rating: C

**Woodbury Park Road, Tunbridge Wells    GUIDE £150,000 - £160,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

**Flat 8, 58 Woodbury Park Road, Tunbridge Wells, TN4 9NG**

Benefiting from the recent installation of 'Karndean' flooring throughout and further contemporary electric radiators, a beautifully presented and most spacious top floor studio apartment with excellent views over Tunbridge Wells. Well located and with good light levels, the property comprises of an entrance hallway, a large lounge/dining room/bedroom (enjoying many of the aforementioned views), a shower room, a spacious fitted kitchen with breakfast bar and a further privately owned storage area off of the landing immediately adjacent to the flat. Externally the property enjoys use of communal gardens to the rear and a single allocated off road parking space.

Access is via a solid door to:

**ENTRANCE LOBBY:**

Fitted wood effect 'Karndean' flooring, areas of cornicing, wall mounted entry phone, various media points, small areas of dado rail. Partially glazed door leading to:

**KITCHEN:**

Wood effect 'Karndean' flooring, cornicing, areas of dado rail, recently installed contemporary 'Haverland' electric radiator, areas of sloping ceiling, inset velux window to the front with fitted blind. Fitted with a range of wall and base units and a complementary work surface. Space for fridge and washing machine. Integrated 'Samsung' electric oven, inset four ring 'Bosch' gas hob, tiled splashback and stainless steel extractor hood. Inset single bowl stainless steel sink with mixer tap over. Small breakfast bar area with space for two people.

A sliding door from the entrance lobby leads to:

**SHOWER ROOM:**

Fitted with a wall mounted wash hand basin, low level wc, walk in shower cubide with sliding glass screens and recently fitted single 'Aqualisa' shower head over. Tiled floor, tiled walls, fitted glass shelf, fitted glass mirror, further fitted wall mirror. Wall mounted electric shaver point, extractor fan.



**LOUNGE/DINING/SLEEPING AREA:**

An open plan room with wood effect 'Karndean' flooring, recently installed 'Haverland' electric radiator, cornicing, areas of sloping ceiling. Two velux windows to the rear each with fitted blinds affording attractive views over Tunbridge Wells rooftops and beyond. Various media points, good space for large bed and associated bedroom furniture. Further good space for entertaining and dining where appropriate. Door to an airing cupboard housing an inset electric water heater with fitted shelves over.

**MAIN LANDING:**

On the landing area across from the property is a lockable cupboard with generous storage and areas of fitted shelves. This is fully owned by the flat itself.

**OUTSIDE:**

A low maintenance garden area to the front of the property and a drive leading from Woodbury Park Road to parking at the rear where the flat enjoys one allocated parking space and use of further areas of communal gardens.

**SITUATION:**

The property enjoys a most convenient and pleasant location, located to the rear of a period block on Woodbury Park Road in the St. Johns quarter of Tunbridge Wells. St. Johns itself has an excellent mix of independent restaurants, bars, independent retailers and two metro style supermarkets and is particularly well placed for access to numerous Tunbridge Wells schools. Of local interest are the Woodbury Park Mortuary Gardens - originally the churchyard of Trinity Church - a little further along the road. Tunbridge Wells town centre itself is very close and offers a wider range of multiple shopping facilities principally at the Royal Victoria Place Shopping Mall and adjacent Calverley Road precinct with a wider range of independent retailers, restaurants and bars principally located between Mount Pleasant and the Pantiles. The town has two main line railway stations which offer fast and frequent services to both London termini and the South Coast and recreational facilities within the area include golf, cricket, lawn tennis and rugby clubs, attractive local parks, two theatres, the Tunbridge Wells Sports & Indoor Tennis Centre and the out of town Knights Park Leisure Centre with its tenpin bowling complex, multi screen cinema and private health club.

**TENURE:**

Leasehold - Share of Freehold

Service Charge £900.00 p.a. including buildings insurance

**VIEWING:**

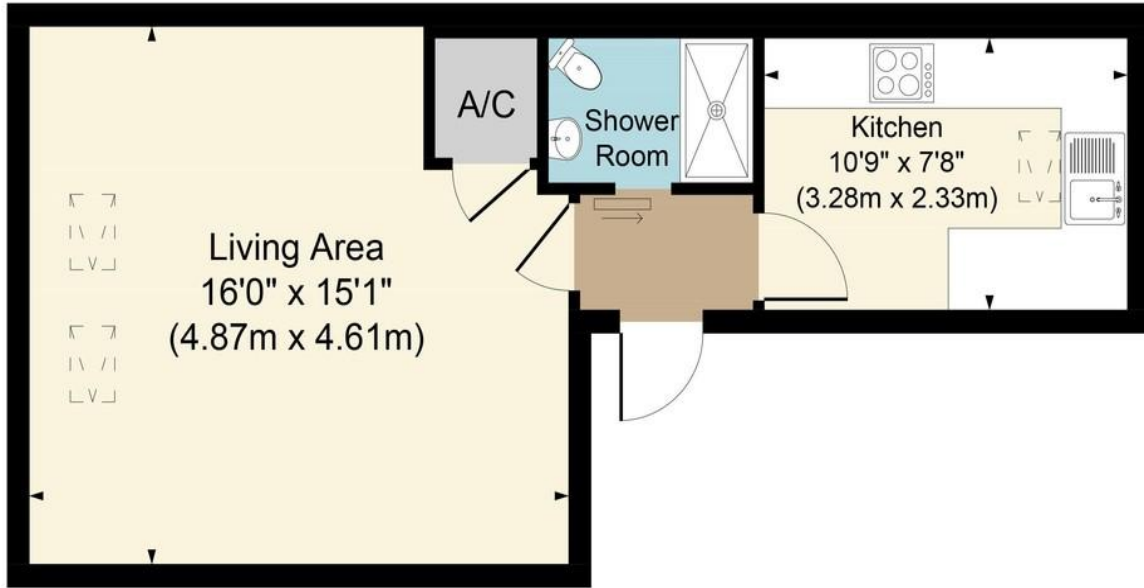
By appointment with Wood & Pilcher 01892 511211

**AGENTS NOTE:**

Interested parties should note that the lease does not allow owners to let their property's out.



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approx. Gross Internal Floor Area 366 sq. ft / 34.07 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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