



WOOD & PILCHER



- Second Floor Flat
- 2 Bedrooms
- Lounge/ Dining Room
- 0.3 miles to main line station
- Off Road Parking
- Energy Efficiency Rating: C

Queripel Close, Tunbridge Wells

£235,000

woodandpilcher.co.uk



34 Queripel Close, Tunbridge Wells, Kent, TN2 3GH

An opportunity to purchase a lovely two bedroom flat in this popular development just 0.3 miles of the station. Situated on the 2nd floor, there is an entrance hall with storage cupboards and entryphone system, bright double aspect living room with plenty of space for a dining table as well, well fitted kitchen and bathroom as well as two good size bedrooms. There is an allocated off road parking space and long lease remaining. Ideal for first time buyers or investors, we highly recommend an early viewing.

The property is located off Sandhurst Road, 0.3 mile from High Brooms mainline railway station - offering fast and frequent services to both London and the South Coast. The property enjoys good amenities at nearby Silverdale Road with a host of independant retailers some restaurants and a well stocked Cooperate supermarket as well as the nearby North Farm Retail Park with its Marks & Spencer, Asda and excellent selection of further multiple retailers. Recreational facilities include access to a number of surrounding parks at nearby Grosvenor & Hilbert Road which has benefitted from a recent lottery grant to provide a beautiful refurbished urban park with football pitches, areas of medieval woodland, ornamental lakes and popular cafes. The town centre itself is a little over a



mile distant with a wider variety of social, retail and educational facilities including the Royal Victoria Place Shopping Centre and Calverley Road pedestrianized precinct, Mount Pleasant and The Pantiles. Tunbridge Wells is particularly well served with schooling at primary, secondary, grammar and independent levels and a good number of these schools are readily accessible from the property.

ENTRANCE HALL:

Solid wood door, electric panel heater, wood floor, airing cupboard housing hot water tank and storage space, further storage cupboard.

LOUNGE:

Rear aspect double glazed door with double glazed window on either side, Juliet balcony, two x double glazed side aspect window, side aspect double glazed door with Juliet balcony, electric heater.

BEDROOM:

Side aspect double glazed window, radiator, phone and TV point.

BEDROOM:

Side aspect double glazed window.

KITCHEN:

Side aspect double glazed window, high and low level units and drawers with contrasting work surface and up riser, 1½ sink unit with mixer tap and drainer, ceiling spotlights, halogen hob and oven under, integrated fridge freezer, integrated washing machine.

BATHROOM:

Panel enclosed bath with mixer tap and separate shower over with thermo controls, hand held attachment, tiled walls, vanity basin unit, W.C., tiled splashback, heated towel rail, ceiling spotlights, extractor.

TENURE:

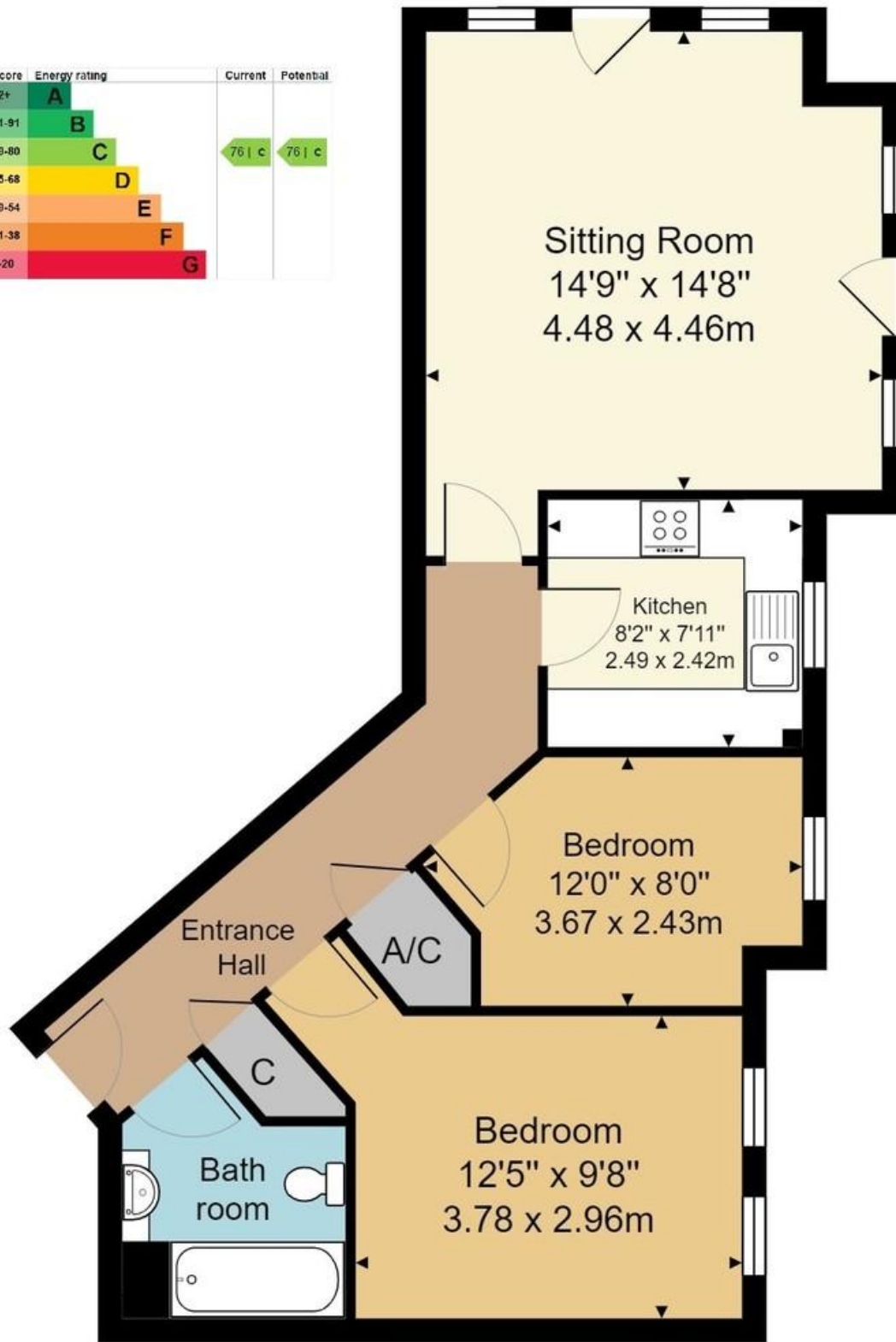
Leasehold.

VIEWING:

By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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