



WOOD & PILCHER



- Retirement Apartment
- Spacious One Double Bed
- 24 Hour Care Line
- Desirable Location
- Residents & Visitor Parking
- Energy Efficiency Rating: C

Park Road, Tunbridge Wells

£210,000

woodandpilcher.co.uk

Flat 12 Pegasus Court, 11-12 Park Road, Tunbridge Wells, TN4 9JR

Situated on the top floor of this attractive building is this one bedroom retirement apartment. The location is in a central position within a short walking distance of the town centre, close to a variety of retail shops within the Royal Victoria Place. The property is a spacious one bedroom apartment and well presented. It has a generous L-shaped entrance hallway with good storage available, an open plan sitting / dining room, separate kitchen, one double bedroom and shower room.

Pegasus Court is a well regarded retirement building having its own on part-time Estate Manager and 24 hour care line as well as a residents lounge which hosts regular social events and also has pretty communal gardens to enjoy at 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.

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

HALLWAY:

Spacious hallway with 3 built in store cupboards, one housing electric consumer unit and another housing the hot water tank. Carpet and storage heater, wall mounted intercom and careline.

SITTING/DINING ROOM:

A good sized room with double glazed windows to the rear, feature fireplace with electric fire, 2 storage heaters and carpet. Opening into:

KITCHEN:

A wide range of wall and base units with complementary worktop, electric hob with extractor fan over, space for tall fridge freezer, built in washing/drying machine, eye level oven, double glazed window to side, part tiling to walls, vinyl flooring.

BEDROOM:

A double bedroom with double glazed windows to rear, built in double wardrobe, storage heater, carpet.



SHOWER ROOM:

Walk in shower with glass screen, built in wash hand basin with cupboard under and further wall mounted cupboards, low level wc, extractor fan, heated towel rail, electric wall fan heater, part tiling to walls.

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 and visitors.

SITUATION:

The Royal Victoria Place shopping centre and Calverley Road pedestrianized areas are a short walk away, as is Calverley Park, a popular park which holds many events throughout the year. Tunbridge Wells offers an excellent mix of social and retail outlets and there are a host of impressive independent retailers and restaurants located along Mount Pleasant, the old High Street, Chapel Place and The Pantiles.

TENURE:

Leasehold

Lease - 125 years from 1 January 2003

Service Charge - current £3626.58 per year

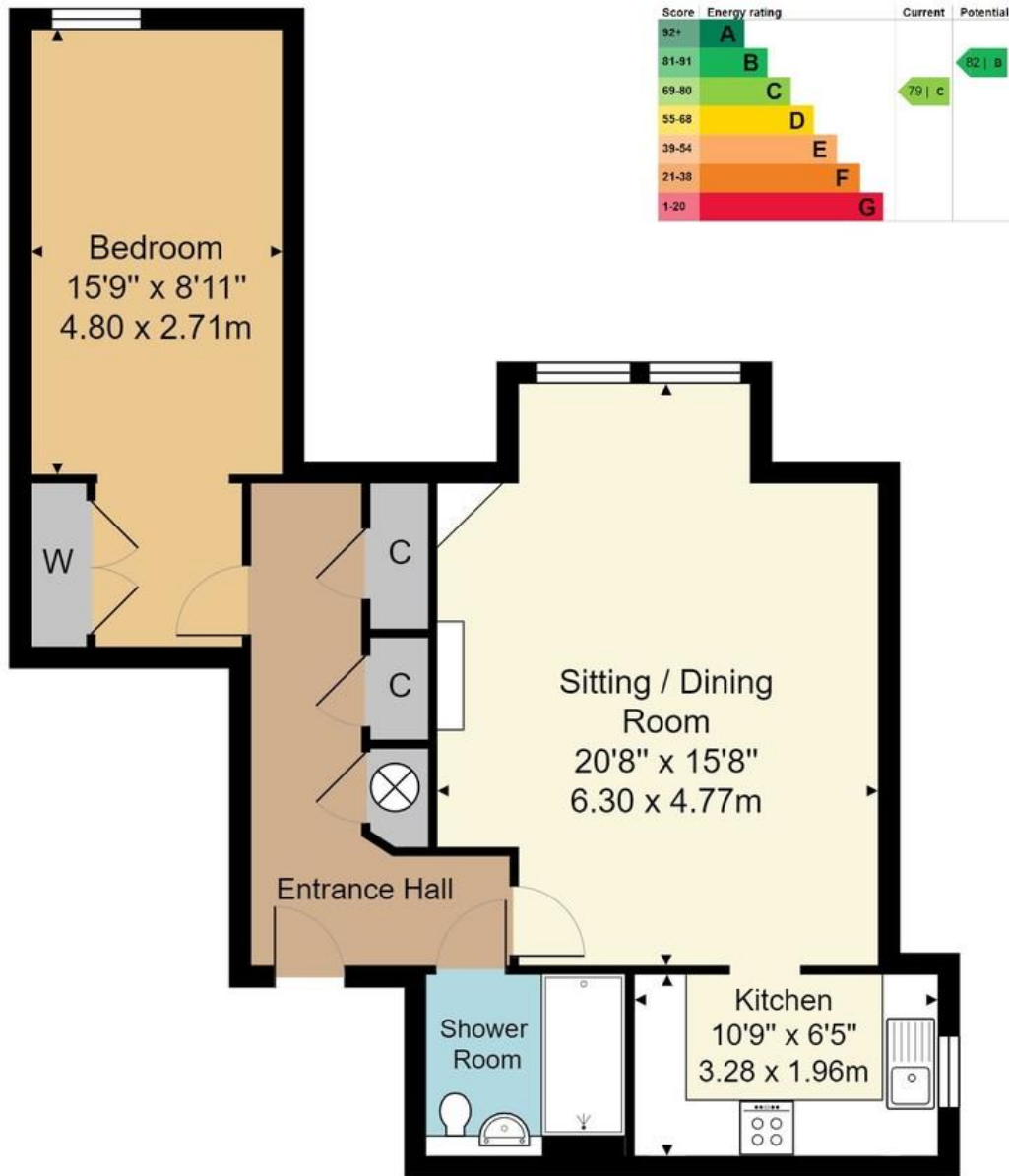
Ground Rent - current £359.00 per year

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





Approx. Gross Internal Area 720 ft² ... 66.9 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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