



**WOOD &
PILCHER**

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- Top Floor 2 Bed Apartment
- Offered to a High Standard
- Fireplace to Lounge & Bedroom
- Generous Communal Gardens
- First Come First Served Parking
- Energy Efficiency Rating: D

Montacute Gardens, Tunbridge Wells

GUIDE £325,000 - £350,000

woodandpilcher.co.uk

1C Montacute Gardens, Tunbridge Wells, TN4 8HG

Offered to a particularly high standard and benefiting from the recent installation of engineered oak floorboards, areas of fitted carpeting and a functional re-wire, a most impressive top floor two bedroom apartment in close proximity to Tunbridge Wells main line railway station, the Pantiles and the Common. With an appealing 'open plan' feel the property's features include a generous principal living and entertaining space with feature fireplace and open to a contemporary fitted kitchen. It also enjoys two well proportioned bedrooms with forward looking views over the communal grounds towards the Common. A glance at the attached photographs will give an indication as to the feel and quality of the proposition available. Externally there is residents parking available on a first come, first served basis and access to generous communal gardens to the front of the property.

Access is via a solid door to:

ENTRANCE LOBBY:

Carpeted, wall mounted coat hooks, dado rail, areas of wooden mouldings. Steps leading up and returning to the landing area. Adjacent to the stairs is a radiator and good sized cubby hole. Feature period stained glass sash window.

LANDING AREA:

Carpeted, dado rail, wall mounted thermostatic control, textured ceiling, areas of cornicing, loft access hatch, wall mounted entry phone. Doors to:

BEDROOM:

Carpeted, radiator, dado rail, cornicing. Feature sash window to the front, good space for bed and bedroom furniture.

BEDROOM:

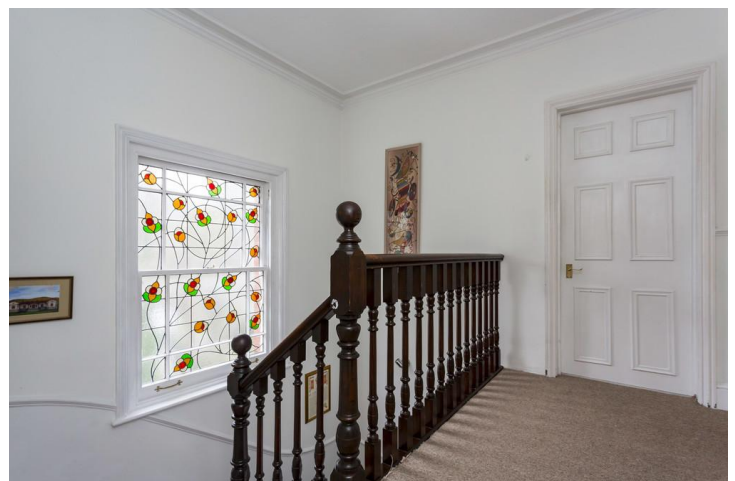
Carpeted, radiator, dado rail, picture rail, cornicing. Three sash windows to the front each with fitted blinds, excellent space for bed and bedroom furniture. Feature inset 'Living Flame' gas fireplace with polished stone hearth and mantle.

BATHROOM:

Fitted with a low level wc, wall mounted wash hand basin with mixer tap over, fitted mirror with light over and glass shelf, panelled bath with mixer tap over and single head shower attachment, concertina fitted shower screen. Tiled floor, tiled wall, heated towel radiator, inset spotlights to the ceiling. Opaque window to side.

OPEN PLAN LOUNGE/DINING AREA:

Engineered oak flooring and excellent space for both lounge furniture, table and chairs. Radiator, dado rails, picture rails, cornicing, feature ceiling rose, various media points. Inset 'Living Flame' gas fireplace with polished stone hearth and mantle. Recess to one side of the original chimney breast now forming an office area with shelving above. Two sash windows each with fitted roller blinds to the rear. This is open to:



KITCHEN:

Fitted with a range of wall and base units with a complementary Corian style work surface. Space for dishwasher, washing machine and freestanding fridge/freezer. Inset electric oven with four ring 'Neff' induction hob over, feature glass splashback and feature stainless steel extractor hood. Inset one and half bowl stainless steel sink with mixer tap over. Engineered oak flooring, radiator. Wall mounted 'Worcester' boiler. Sash window to the rear.

OUTSIDE:

The property enjoys generous off road parking for residents of the various houses on a first come, first served basis to the front of the properties. Beyond this there are generous communal gardens available for the enjoyment of all residents.

SITUATION:

Located on the sought after south side of Royal Tunbridge Wells and close to the famous Pantiles, the property is also within a short walk of the Common and convenient for a large Sainsburys supermarket. Tunbridge Wells itself offers a huge range of shops including the old High Street, Royal Victoria Place Shopping Mall and Calverley Road Precinct. There are a selection of cafes, restaurants and bars throughout the town with many of them situated in the historic Pantiles which is a short walk from this particular apartment. Recreational facilities include golf, cricket, rugby and tennis clubs, a selection of local parks, two theatres, local gyms and sports centre. For the commuter traveller the main line station is just half a mile walking distance with commuter services to London Bridge/Cannon Street and Charing Cross.

TENURE:

Leasehold with a share of the Freehold
Lease 999 years from 25 March 1984
Service Charge - currently £1200.00 per year including buildings insurance
Ground Rent - currently £nil per year
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

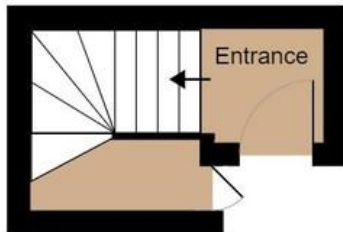
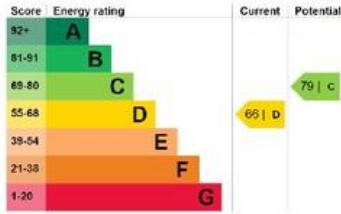
COUNCIL TAX BAND:

B

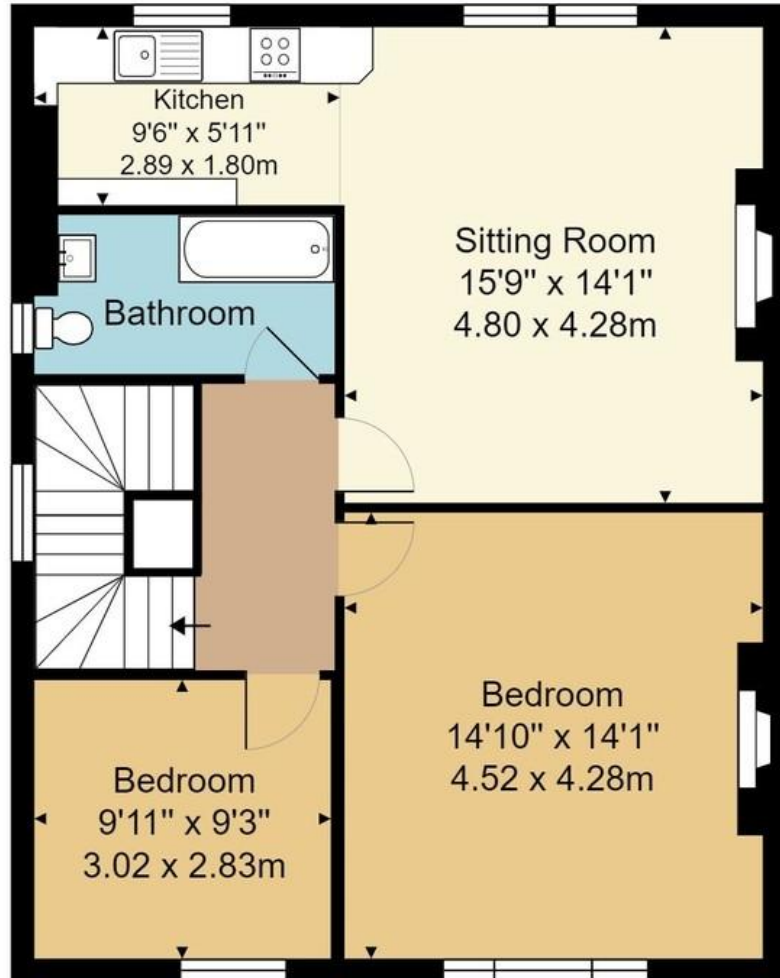
VIEWING:

By appointment with Wood & Pilcher 01892 511211





First Floor



Second Floor

Approx. Gross Internal Area 813 ft² ... 75.5 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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