



WOOD & PILCHER



- Three Bed Period Maisonette
- Arranged over Three Storeys
- Generous Entertaining Space
- Good Bedroom Sizes
- Residents Permit Parking*
- Energy Efficiency Rating: D

Woodbury Park Rd, Tunbridge Wells

GUIDE £350,000 - £375,000

woodandpilcher.co.uk

28b Woodbury Park Road, Tunbridge Wells, TN4 9NH

Arranged over three storeys of a subdivided period town house in the St Johns quarter of Tunbridge Wells, a three bedroom maisonette with generous entertaining space, an attractive contemporary bathroom, a number of period features and a large private low maintenance garden in this most central of locations. As currently arranged the property has a good sized kitchen/breakfast room opening to the principle lounge with a further ground floor wc and under stairs utility space with two bedrooms and a family bathroom to the first floor and a further good sized bedroom to the second floor. The aforementioned gardens are set to the front of the property which is accessed along a pedestrian path coming away from Woodbury Park Road. There is a residents permit parking scheme in the area but all interested parties are advised to contact Tunbridge Wells Borough Council to confirm the availability of permits at this time.

Access is via a partially glazed door leading to:

KITCHEN/BREAKFAST ROOM:

The door has a fitted Roman blind. Areas of fitted coir matting, feature tiled floor. Good space for dining table and chairs, a range of contemporary wall and base units with a complementary wood block work surface. Integrated slimline dishwasher, integrated fridge and freezer, integrated Gorenje electric oven and further inset four ring Cople induction hob with feature tiled splash back and extractor fan over. Single bowl ceramic sink with mixer tap over and Georgian style double glazed windows to front with a fitted Roman blind. Inset spots to the ceiling, stairs leading to the first floor, under stairs cupboard with space for washing machine and door leading to:

WC:

Feature tiled floor, wall mounted sink with tiled splashback, low level wc, areas of painted brick wall, window to front.

Kitchen/breakfast room is open via a decorative squared arch to:

PRINCIPLE LOUNGE:

Feature tiled flooring, radiator, two sets of Georgian style windows to the rear with fitted Roman blinds, inset spots to the ceiling, various media points, good space for lounge furniture and for entertaining, feature recess (formally a fireplace) with wooden mantel, fitted cupboard to one side of the original chimney breast with good areas of fitted shelving and further areas of fitted shelving above the storage unit.

FIRST FLOOR LANDING:

Carpeted, wall mounted thermostat control, stairs returning to second floor, feature period sash window with inset coloured glass panels.

BEDROOM:

Wood effect laminate flooring, sash window to the front with fitted plantation shutters, inset spots to ceiling, an internal glass window, fitted wardrobe to one side of the chimney breast with areas of coat rails and shelving, radiator.

BATHROOM:

Tiled floor, metro styled part tiled wall, high level glass window taking borrowed light from the adjacent bedroom, inset spots to ceiling, extractor fan, low level wc, feature recess, panelled bath with mixer tap over and single shower head attachment, single glass shower screen, towel radiator.



BEDROOM:

Wood effect laminate flooring, sash window to the rear with fitted plantation shutters, excellent space for a large bed and associated bedroom furniture, areas of fitted shelving to the side of the chimney breast and a feature recess (formally fireplace). Inset spots to ceiling, door to storage area housing gas and electric meters and with a double glazed window to side. A further door leading to a further storage area.

SECOND FLOOR LANDING:

Carpeted, period sash window to front, radiator, door leading to:

BEDROOM:

Wood effect laminate flooring, sash window to the front with fitted plantation shutters, excellent space for a bed and associated bedroom furniture, radiator, cast iron fireplace with wooden mantle and with fitted shelving to one side of the chimney breast and a fitted wardrobe to the other with inset boiler.

OUTSIDE FRONT:

The gardens sit to the front of the property and are approached via a shared alleyway leading from Woodbury Park Road. They are set to low maintenance paving stones with wooden retaining fencing. Excellent space for entertaining, external detached shed.

SITUATION:

The property is located to the rear of the property on Woodbury Park Road close to Woodbury Park Cemetery but it is accessed at the rear with a pedestrian path leading from Woodbury Park Road. St John's itself has a small number of local stores and including both Sainsbury's and Tesco metro supermarkets and a number of well regarded public houses and restaurants. Royal Tunbridge Wells centre is a short walking distance away with its Royal Victoria Place Shopping Centre and Calverley Road pedestrianized precincts. The main line railway station at Tunbridge Wells, the Pantiles and the old High Street are one mile distant and offer a wide array of independent retailers and restaurants, many of which help to define Tunbridge Wells as the unique town it is. Furthermore, the vicinity enjoys good areas of greenery including St John's Park and the historical Woodbury Park Cemetery. There are a number of well regarded schools including both primary, secondary, independent and grammar nearby.

TENURE:

Leasehold with a share of the Freehold
 Lease - 999 years from 11 August 2016
 Service Charge - On an as and when basis
 Ground Rent - currently £NIL
 Building Insurance - currently £408 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:

D

VIEWING:

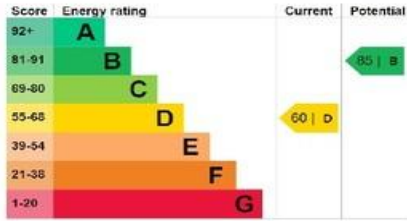
By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:

*The property benefits from a resident permit parking scheme, we would encourage all interested parties to talk to Tunbridge Wells Borough Council to confirm the availability of permits prior to proceeding in a transaction.

The property is accessed from the rear of the main property adjacent to Woodbury Park Cemetery. To this end please walk a way from the St. Johns Road and look for a pedestrian pathway to the rear of the properties with a Wood & Pilcher for sale board on the top of the path.





Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 868 ft² ... 80.6 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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