



WOOD & PILCHER



- 1st Floor 2 Bed Apartment
- South of The Pantiles Location
- Vacant Possession, No Chain
- GFCH/Double Glazing
- Resident's Car Park
- Energy Efficiency Rating: C

Linden Park Road, Tunbridge Wells

GUIDE £400,000 - £425,000

woodandpilcher.co.uk

**13 Regency Hall, 1 Linden Park Road, Tunbridge Wells,
TN2 5QZ**

This spacious two bedroom first floor apartment is set within a purpose development located close to the southern end of the historic Pantiles which has always remained a very desirable place to live. The property itself offers a wide range of features which include double glazed windows, gas central heating via radiators, a generous living room with square bay window and focal point fireplace. The kitchen includes a range of appliances. There is an en suite bathroom to the main bedroom in addition to a separate shower room for the second bedroom. Externally there are well maintained communal gardens surrounding the property with a resident's car park situated at the front. With the additional benefit of no forward chain and vacant possession we would encourage interested applicants to view this very desirable apartment without delay.

The accommodation comprises: Communal entrance door with entry call system to communal hall, a choice of lift or stairs to the first floor, private panelled entrance door to:

ENTRANCE HALL:

Coved ceiling, single radiator, entry phone, cupboard housing the hot water cylinder. Further built in storage cupboard, wall lighting.

SITTING ROOM:

A generous living space with attractive walk in square bay window looking out towards the end of the Pantiles, coved ceiling, two double radiators, wall lighting, power points, central heating thermostat. Focal point fireplace with raised hearth. Door to:

KITCHEN/BREAKFAST ROOM:

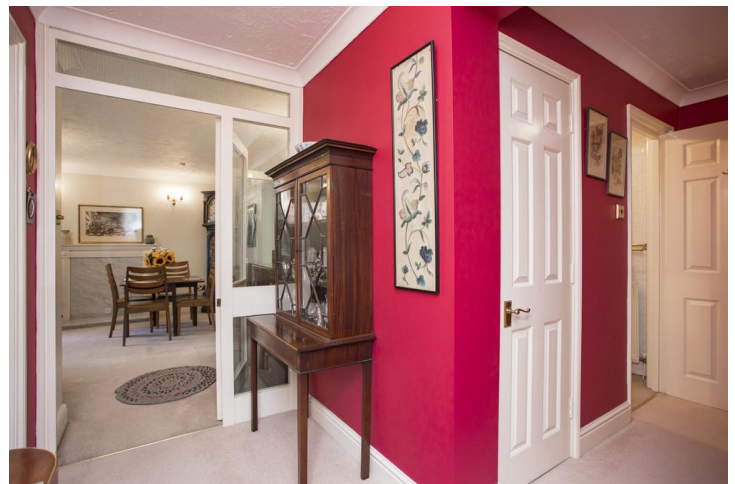
Fitted with a range of panelled wall and base units with work surfaces over. Stainless steel one and a half bowl single drainer sink unit with mixer taps. Plumbed in dishwasher and washing machine. Fitted gas hob with filter hood above, electric double oven, fridge/freezer. Tiling adjacent to the worktops, wood effect flooring, window to side. Wall mounted gas fired boiler, central heating time dock and programmer, single radiator.

BEDROOM 1:

Arched window to side, coved ceiling, double radiator, power points. Range of fitted wardrobes with overhead storage cupboards. Door to:

EN SUITE BATHROOM:

Panelled bath with mixer tap, hand shower spray, low level wc, bidet, oval vanity basin with cupboards beneath. Tiling to walls, single radiator, extractor fan, shaver point/light.



BEDROOM 2:

Arched window to side, coved ceiling, double radiator, power points.

SHOWER ROOM:

Low level wc, pedestal wash hand basin with mixer tap, shower cubicle with plumbed in shower. Single radiator, tiling to walls, extractor fan, shaver point/light.

OUTSIDE:

Communal gardens surround the development with numerous shrubs and plants to its boundaries. There is a resident's car park available with entrance on Linden Park Road. Pathway leading down to the main entrance.

SITUATION:

The property is within a very short walk of the historic Pantiles with its array of pavement cafes, restaurants and bars associated with a busy spa town, whilst in the opposite direction you can reach Sainsburys superstore and Homebase. Within approximately one quarter of a mile is where you will find the old High Street with its selection of independent retailers, together with the main line station with services to London and the Kent coast. A little further to the north is where you will find the main area of shopping within the Royal Victoria Place Shopping Mall and Calverley Road pedestrianized precinct. Surrounding the property are several public parks and the common with further recreational facilities including cricket, tennis, rugby, bowls and golf club. Educational facilities include a wide selection of schools both state and independent catering for all age groups.

TENURE:

Leasehold with a share of the Freehold
Lease - 999 years from 20 November 2006
Service Charge - currently £1700.00 per year including Buildings Insurance
No Ground Rent
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:

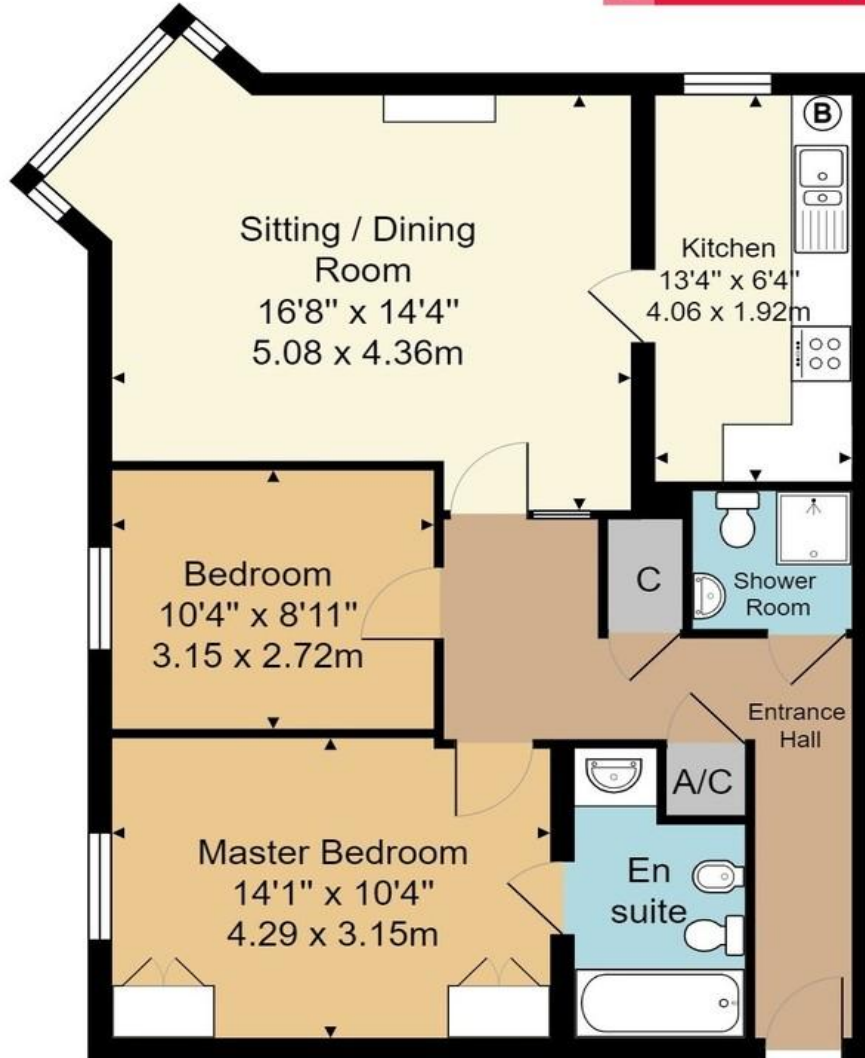
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VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 783 ft² ... 72.7 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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