



# WOOD & PILCHER



- 2 Bed Contemporary Apartment
- Offered as Top of Chain
- St. Johns Location
- Light & Spacious Lounge
- Allocated Parking Space
- Energy Efficiency Rating: C

**Culverden Park, Tunbridge Wells**

**£275,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## Flat 2, 1 Culverden Park, Tunbridge Wells, TN4 9QZ

Offered as top of chain and enjoying a particularly large lounge size and with a Juliet balcony to the rear, a spacious two double bedroom first floor apartment in the St. Johns quarter of Tunbridge Wells. As currently arranged the property enjoys an entrance hallway, two good sized bedrooms, the aforementioned large lounge with views over communal gardens and over the property's private parking space, alongside a good sized contemporary kitchen. Properties in this extremely convenient location have always proven popular and to the end we do expect early interest. We would encourage all interested parties to make an immediate appointment to view.

Access is via a solid door to:

### ENTRANCE HALLWAY:

Feature Karndean flooring, radiator, wall mounted video entry phone, door to a large cupboard housing wall mounted 'Ideal' boiler and electrical consumer unit and good general storage space. Doors leading to:

### FAMILY BATHROOM:

Fitted with a low level wc, pedestal wash hand basin with tiled splashback, panelled bath with mixer tap over, single head shower attachment and fitted shower rail. Tiled floor, part tiled walls, wall mounted mirror fronted cabinet, radiator, inset LED spotlights to the ceiling, extractor fan

### LOUNGE:

Feature Karndean flooring. A particularly good space with lots of room for lounge furniture, dining table and chairs and for entertaining. Feature fireplace with electric fire, various media points. Double glazed doors opening to a Juliet balcony with views across the small communal garden below and to the private parking space. Door leading to:

### KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Inset single bowl stainless steel sink with taps over. Space for washing machine, space for freestanding fridge/freezer. Integrated 'Electrolux' electric oven and inset four ring gas hob with extractor hood over. Space for small breakfast table and chairs. Tiled floor, part tiled walls, radiator. Double glazed windows to the rear.

### BEDROOM:

Carpeted, radiator, double glazed windows to the front with fitted blind, areas of fitted wall shelving. Good space for double bed and associated bedroom furniture.





**BEDROOM:**

Carpeted, radiator, double glazed windows to the front with fitted blind, two small loft access hatches, various media points. Fitted wardrobe with coat rail and areas of shelving with a further glass fronted shelving unit to the side. Space for large double bed and associated bedroom furniture.

**OUTSIDE:**

The property enjoys use of communal garden to the rear of the property and a single allocated parking space.

**SITUATION:**

The property is located on Culverden Park in the St. Johns quarter of Tunbridge Wells. St. Johns itself has a good mix of independent retailers, restaurants and bars alongside two metro-styled supermarkets. The property is a short walk from Tunbridge Wells town centre with its wider mix of social, retail and educational facilities, to include a number of sports clubs and two theatres, further independent retailers between the Pantiles and Mount Pleasant and a broader range of primarily multiple retailers in the Royal Victoria Place shopping centre and North Farm retail park. The town has a good number of highly regarded schools at primary, secondary, independent and grammar levels. The town also enjoys two main line railway stations offering fast and frequent services to London termini and the South Coast.

**TENURE:**

Leasehold

Lease 125 years from 28 July 2005

Service charge - currently £1894.56 per year

No Ground Rent

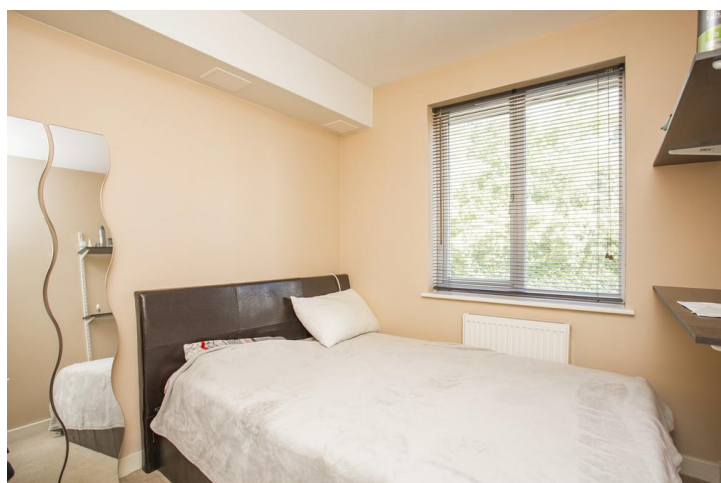
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

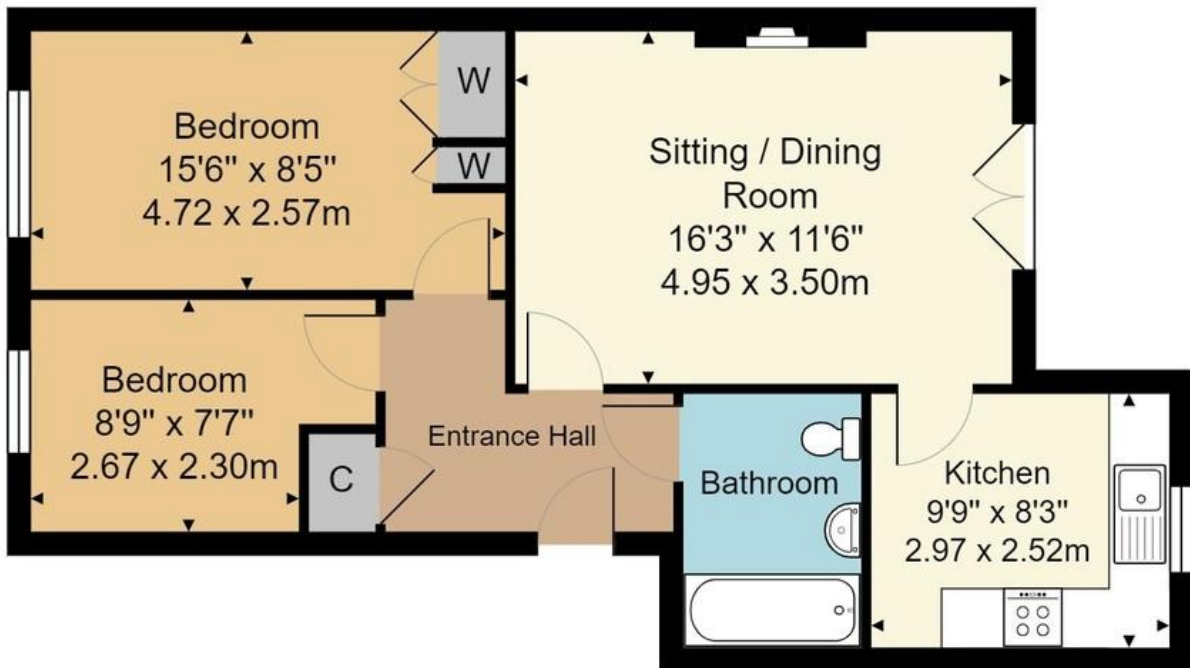
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**VIEWING:**

By appointment with Wood & Pilcher 01892 511211



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



Approx. Gross Internal Area 606 ft<sup>2</sup> ... 56.3 m<sup>2</sup>

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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 Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

