



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Purpose Built 1st Floor Apartment
- 2 Bedrooms
- No Onward Chain
- Open Plan Living Area
- Allocated Parking Space
- Energy Efficiency Rating: C

Queens Road, Tunbridge Wells

GUIDE £225,000 - £250,000

woodandpilcher.co.uk

5 The Nightingales, Queens Road, Tunbridge Wells, TN4 9LU

A pleasant two bedroom property located on the first floor of this popular purpose built apartment block. The position on Queens Road close to the St. Johns area of the town is particularly appealing and has the benefit of an allocated parking space which is highly desirable. The accommodation comprises of entrance hall, open plan living area, separate kitchen, one double and one single bedroom and bathroom. It also has no forward chain thereby streamlining the buying process.

ENTRANCE:

Via communal entrance, stairs to first floor. Private entrance door into:

HALLWAY:

Two built in store cupboards, one housing the electric consumer unit, laminate flooring, radiator.

LIVING AREA:

There is a generous and bright living area with double glazed oriel style window to the front and further window to the side, laminate flooring, three radiators.

KITCHEN:

A modern range of white gloss wall, base and drawer units with complementary worktop. Inset sink and drainer with mixer tap. Built in oven with gas hob and extractor fan over. Space for washing machine, wall mounted gas central heating boiler, under counter lighting, tiled flooring, radiator. Double glazed window to side.

MAIN BEDROOM:

A good sized double bedroom with built in double wardrobe, double glazed window to front, laminate flooring, radiator.

BEDROOM 2:

Double glazed window to front, laminate flooring, radiator.

BATHROOM:

A white suite comprising of panelled bath with mixer tap and shower attachment over, low level wc, pedestal wash hand basin. Built in airing cupboard, laminate flooring, part tiling to walls, extractor fan.



OUTSIDE REAR:

There is a communal car park where there is an allocated parking space for the apartment along with further communal patio area to enjoy.

SITUATION:

The property is located on Queen's Road in the St. John's quarter of Tunbridge Wells. This pleasant and upmarket address is a little under a mile from the town centre of Tunbridge Wells with its excellent mix of social, retail and educational facilities and is particularly well placed to access schools in the immediate St. John's areas. Queen's Road offers good access to both of Tunbridge Wells' principal railway stations and also enjoys proximity to St. John's Park and Grosvenor & Hilbert Park as well as a host of interesting retailers and restaurants (including two metro style supermarkets) again on the adjacent St. John's Road. The property may particularly suit any first time buyer or investor buyer and to this end we would encourage all interested parties to make an immediate appointment to view.

TENURE:

Leasehold

Lease 140 years from 25 March 1992

Service Charge - currently £1525.00 per year including buildings insurance

Ground Rent - currently £50.00 per year

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

COUNCIL TAX BAND:

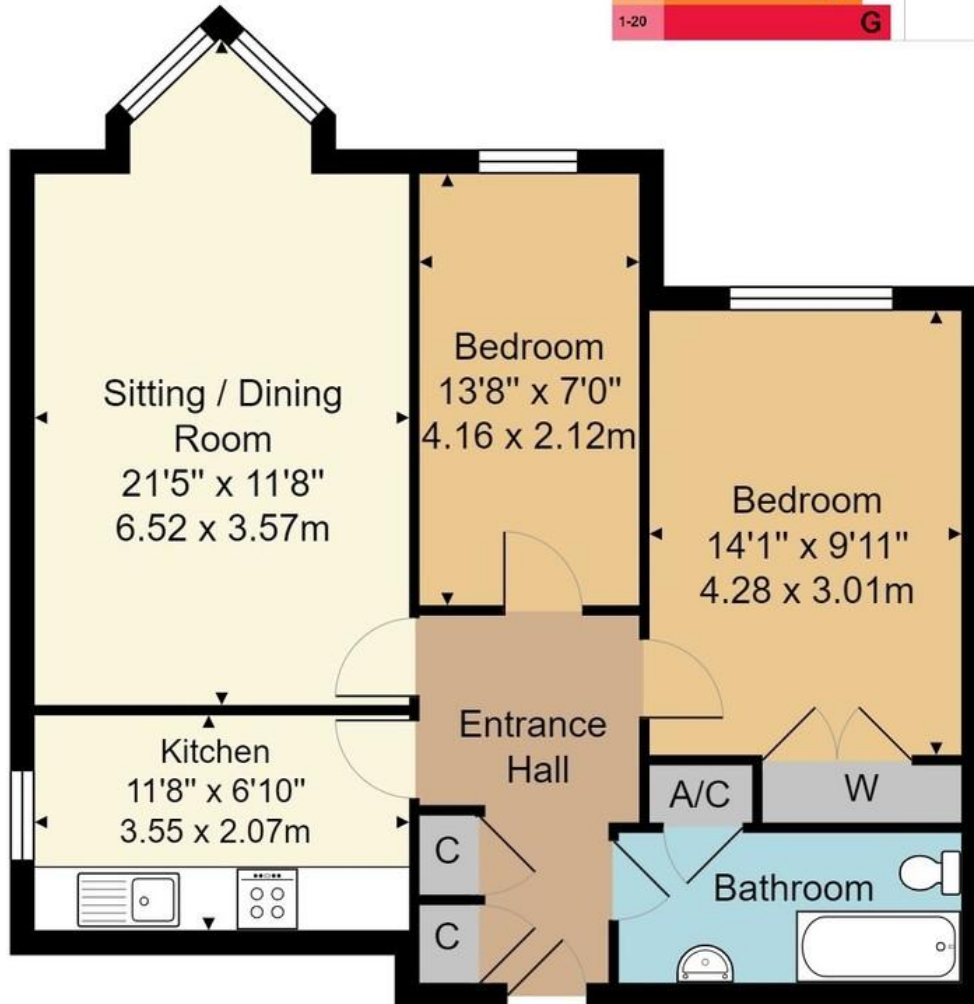
D

VIEWING:

By appointment with Wood & Pilcher 01892 511211



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



Approx. Gross Internal Area 704 ft² ... 65.4 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

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

