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PILCHER**

*Sales, Lettings, Land & New Homes*



- Modern Spacious Apartment
- 2 Double Bedrooms
- En Suite to Master Bedroom
- No Onward Chain
- Secure Allocated Parking
- Energy Efficiency Rating: C

**Culverden Park Road, Tunbridge Wells**

**£265,000**

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

**25 Edison Court, Culverden Park Road, Tunbridge Wells,  
TN4 9TR**

This spacious two bedroom, two bathroom apartment is located on the first floor of this popular apartment building within the desirable St. Johns area of the town. The property is one of the best we have seen within the development overlooking the inner courtyard with Juliet balconies to both the sitting room and the master bedroom and has been occupied from new by this owner. The accommodation enjoys tall ceilings through giving it a bright feeling and consists of spacious hallway, open plan living area, a double master bedroom with en suite shower room, further double bedroom and main bathroom. It has the advantage of no onward chain thereby making the buying process a little easier and also an allocated parking space within the secure underground car park of the building.

Access is via the communal entrance and there are stairs to the first floor and apartment. Private entrance doorway into:

**HALLWAY:**

An 'L' shaped hallway with generous storage, one store cupboard housing the electric consumer unit and the other housing the electric water heating system with shelving above. Wall mounted entry phone system, electric heater, carpet.

**LIVING AREA:**

A good sized open plan living area with sitting area to the front having large double glazed Juliet balcony doors, two electric wall mounted heaters, carpet.

Kitchen: Fitted with a good range of wall, base and drawer units with complementary worktop. Inset one and a half bowl sink and drainer with mixer tap. Built in tall fridge/freezer, washing machine and slimline dishwasher. Built in oven with electric hob and extractor hood over. Under counter lighting. Vinyl tiled floor, downlights.

**MASTER BEDROOM:**

A good sized double bedroom enjoying a tall double glazed Juliet balcony to the front, wall mounted electric heater, carpet. Large built in wardrobe. Door to:

**EN SUITE SHOWER ROOM:**

Large walk in shower cubicle, low level wc, wall mounted wash hand basin. Vinyl tiled floor, part tiling to walls, heated towel rail, downlights.

**MAIN BATHROOM:**

Large walk in shower cubicle, low level wc, wash hand basin with cupboard underneath. Vinyl tiled flooring, part tiling to walls, heated towel rail, downlights, extractor fan.





**BEDROOM:**

A further double bedroom with double glazed Juliet balcony to the front, wall mounted electric heater, carpet.

**OUTSIDE:**

Externally the property enjoys use of communal gardens and has an allocated parking space within the secure underground car park.

**SITUATION:**

The property enjoys an extremely convenient location off Culverden Park Road and St Johns Road, just north of Royal Tunbridge Wells town centre. The area remains popular with new home owners, down sizers and buy to let investors. Tunbridge Wells town centre is less than a mile away offering a comprehensive range of shopping facilities at the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianized precinct. Tunbridge Wells has a main line station offering a fast and frequent service to both London and the south coast. Beyond this the St Johns shops and restaurants are equally close with two Supermarkets, a host of independent retailers and excellent eating and drinking facilities. In general the area is well served with good schooling both state and independent for children of all ages. Recreational facilities in the area include golf, cricket, lawn tennis and rugby clubs, a number of parks, local theatres, the Tunbridge Wells Sports and Indoor Tennis Centre and the out of town Knights Park Leisure Centre with its ten pin bowling complex, multi screen cinema and private health club. Tunbridge Wells is rightly renowned for the Pantiles, the Common, its architecture, a healthy mix of independent retailers and restaurants and parks, many of these are readily accessible from this property.

**TENURE:**

Leasehold

Lease 125 years from 1 January 2005

Service Charge - currently £2012.78 per year

Buildings Insurance - currently £376.76 per year

Ground Rent - currently £200 per year

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

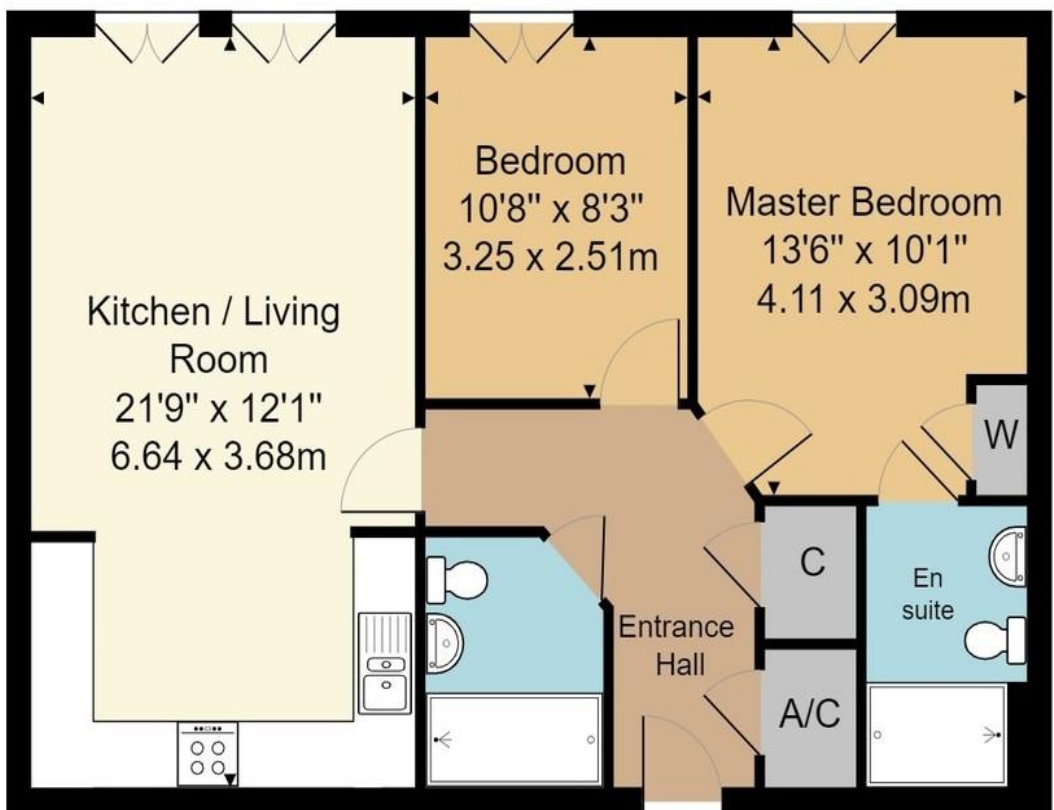
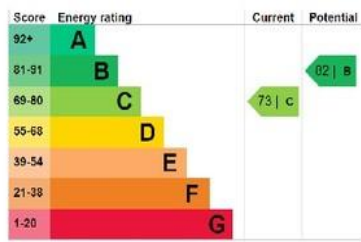
**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 690 sq. ft / 64.1 sq. m

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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