



ADMIRAL WALK
TUNBRIDGE WELLS - GUIDE PRICE £700,000



6 Admiral Walk

Tunbridge Wells, TN2 3XY

Wide Entrance Hallway - Integral Garage With Utility Area - Bedroom With En Suite Shower Room - First Floor Landing- Cloakroom - Principal Lounge With Private Balcony - Contemporary Styled Kitchen - Dining Area With Doors To Garden - Second Floor Landing - Master Bedroom With En Suite Shower Room & Walk In Dressing Room - Two Further Bedrooms - Family Bathroom - Driveway With Parking Leading To Garage - Rear Garden - Virgin & BT Full Fibre Connectivity - Category 5e Network Cabling Throughout

Located in a cul de sac position and offering attractive views across protected woodland, a most impressive four bedroom semi detached town house on the Knight Wood development with a host of contemporary specifications, intelligent improvements by the current owners and especially a attractive entertaining space in the form of a generous lounge with a balcony enjoying views across the aforementioned woodland. The property has a attractive and well maintained gardens, generous parking, further visitors parking and good access to Tunbridge Wells, nearby trunk roads and the North Farm Retail Park. We would encourage all interested parties to make an early appointment to view this attractive property in order to avoid disappointment.

Access is via a solid door to: **WIDE ENTRANCE HALLWAY:**

Good areas of wood effect flooring, opaque window returning to the front, wall mounted burglar alarm control. Triple glazed window to the side, radiator inset to a decorative cover, stairs to first floor, inset spotlights to the ceiling. Door to a understairs cupboard with good general storage space with fitted coat hooks. Door to:

INTEGRAL GARAGE:

Of an especially good size with electric up and over door and suitable for a large single vehicle with raised utility space at the rear offering a range of wall and base units. Space for washing machine and tumble dryer. Inset one and a half bowl stainless steel sink with mixer tap over and further general storage.

BEDROOM:

Carpeted, radiator, space for large double bed and associated bedroom furniture. A bank of mirror fronted wardrobes. Triple glazed windows to the side. Door leading to:

EN SUITE SHOWER ROOM:

Fitted with a shower cubicle with concertina glass shower door and single head shower above, wall mounted wash hand basin with mixer tap over, low level wc. Tiled floor, part tiled walls, wall mounted mirror, wall mounted towel radiator, wall mounted electric shaver point, inset spotlights to the ceiling, extractor.

FIRST FLOOR LANDING:

Carpeted, radiator, stairs returning to the second floor. Door to a cupboard, currently used as a pantry area with areas of fitted shelving and good general storage space. Further cupboard housing consumer unit, internet boxes and fitted shelving. The property is enabled for both Virgin and BT full fibre connectivity. Door leading to:



WC:

Fitted with a wall mounted wash hand basin with mixer tap over, low level wc. Wood effect flooring, radiator, fitted wall mirror, inset spotlights to ceiling, extractor fan. Opaque triple glazed window to the rear.

PRINCIPAL LOUNGE:

Wood effect flooring, two radiators, various media points, inset spotlights to the ceiling, excellent space for lounge furniture and for entertaining. Two sets of triple glazed 'floor to ceiling' windows to the front and sliding triple glazed doors leading to a private balcony with retaining steel and glass balustrades. This opens to:

CONTEMPORARY STYLED KITCHEN:

Fitted with a range of contemporary wall and base units and a complementary work surface over. Inset one and a half bowl sink with mixer tap over. Integrated dishwasher, fridge and freezer. Integrated 'Neff' double oven and inset five ring 'Bosch' induction hob with feature splashback and 'Bosch' extractor fan. Wood effect flooring, good areas of metro tiling, inset spotlights to the ceiling. This is open to:

DINING AREA:

Good space for a large table and chairs, wood effect flooring, radiator, inset spotlights to the ceiling. Triple glazed concertina doors to the rear gardens with fitted blinds.

SECOND FLOOR LANDING:

Carpeted, loft access hatch, fitted cupboard housing the hot water cylinder and a wall mounted 'Ideal' boiler with further areas of fitted shelving. Triple glazed window to the side. Door leading to:

MASTER BEDROOM:

Carpeted, radiator, areas of sloping ceiling, good space for a large double bed and associated bedroom furniture. Wall mounted thermostatic control. Triple glazed windows to the front with fitted Roman blind. Door leading to:

EN SUITE SHOWER ROOM:

Fitted with a wall mounted wash hand basin with mixer tap over and storage below, low level wc, walk in shower cubicle with concertina glass door and single shower head. Tiled floor, part tiled walls, feature recess with fitted wall mirror and good areas of shelving, radiator, inset spotlights to the ceiling, extractor fan

WALK IN DRESSING ROOM:

Carpeted, good areas of fitted storage with ample cupboards, shelving and coat rails.

BEDROOM:

Carpeted, radiator, areas of sloping ceiling, fitted mirror fronted wardrobe, good space for large bed and associated bedroom furniture. Triple glazed window to the rear with fitted Roman blind.

BEDROOM:

Good areas of wood effect flooring, radiator, good areas of fitted bedroom/study furniture, areas of sloping ceiling. Inset velux window with a blind.

FAMILY BATHROOM:

Panel enclosed bath with single head shower above, wall mounted wash hand basin with mixer tap over, low level wc. Tiled floor, part tiled walls, wall mounted mirror, wall mounted towel radiator, wall mounted electric shaver point, inset spotlights to the ceiling, extractor.



OUTSIDE FRONT:

There is a driveway set to cobblestones providing parking for one vehicle immediately in front of the garage. Paved path leading from the road to the front door with shrub plantings to either side. The property also enjoys use of a further allocated parking space across the road but still to the front of the property.

OUTSIDE REAR:

There is a paved patio adjacent to the property providing space for table, chairs and entertaining. A paved path continues to the side leading to a rear gate. Area of lawn with raised flower and shrub beds, retained wooden fencing.

SITUATION:

Located on Knights Wood - a development by Dandara New Homes - the property benefits tremendously from its ready access to local shops and amenities, a town square, beautiful green spaces and the most appealing woodland setting surrounding the development itself. Knights Wood is a great place from which to enjoy Royal Tunbridge Wells. With the Nuffield Health Club, a multi screen cinema and successful retail park all located just a short walk away. The town centre hosts a fine selection of restaurants, theatres and shops - from High Street stores to specialist independent retailers - many of which can be found in the Pantiles with its attractive Georgian architecture. There is an outstanding selection of quality secondary schools in Tunbridge Wells and the surrounding area. However for families of younger children, the Skinners Kent Primary School is a premium, purpose built facility located at Knights Wood. There are two railway stations near to Knights Wood - High Brooms and Tunbridge Wells. Both provide trains into central London. For Knights Wood residents, there is an exclusive shuttle bus to High Brooms station providing a two hour a.m. and p.m. service. Knights Wood is also served by the Centaur commuter coach, with a regular timetable to Canary Wharf and London.

TENURE:

Freehold

Estate Service Charge - currently £434.76 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:

F

VIEWING:

By appointment with Wood & Pilcher 01892 511211

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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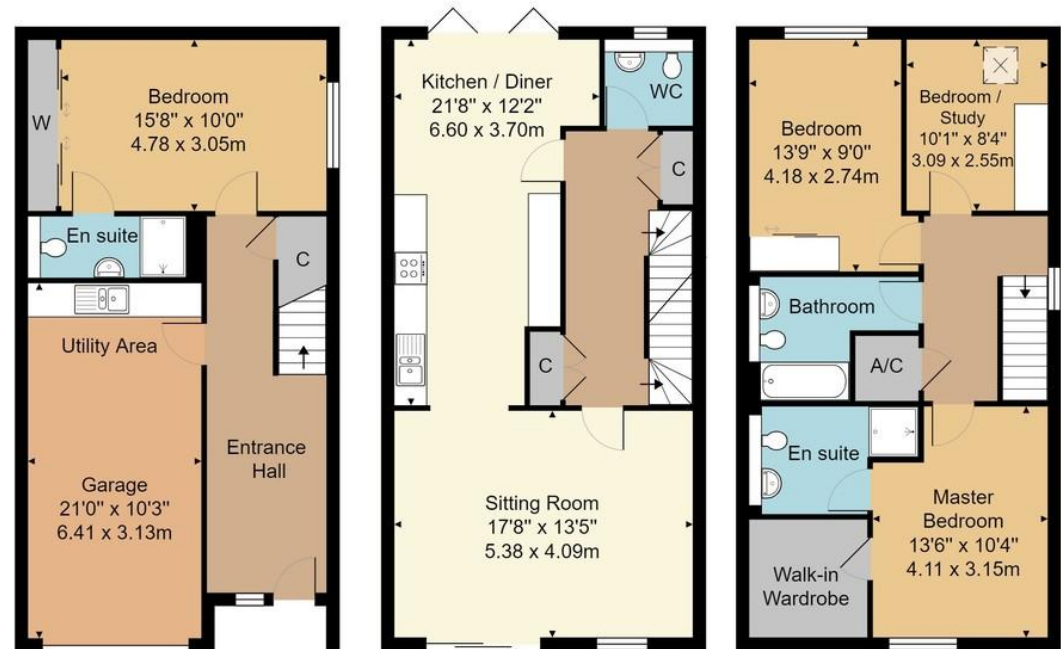
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BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Area 1857 ft² ... 172.5 m²
(Includes Garage)

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.