



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Contemporary Styled Apartment
- Offered as Top of Chain
- 2 Bedrooms
- Open Plan Living Area
- Allocated Parking Space
- Energy Efficiency Rating: C

Goods Station Road, Tunbridge Wells

GUIDE £250,000 - £275,000

woodandpilcher.co.uk

Flat 5, The Chartwell, 21 Goods Station Road, Tunbridge Wells, TN1 2DE

Offered as top of chain and enjoying a particularly central and convenient location in Tunbridge Wells within a few minutes walk of the main town centre facilities and main line railway station, a modern and spacious two bedroom apartment with generous room sizes, a Juliet balcony leading from the open plan lounge/kitchen/dining area, use of a well maintained communal courtyard garden (to the centre of the building) and a single parking space within secure allocated parking in the buildings undercroft.

Access is via a partially glazed front door with three inset opaque panels leading to:

ENTRANCE HALLWAY:

Wood effect laminate flooring, wall mounted entry phone, radiator, two sets of opaque glass brick windows to the lounge. Cupboard housing a wall mounted 'Linea' boiler with storage and further areas of fitted shelving. Double doors leading to:

OPEN PLAN KITCHEN/LOUNGE/DINING AREA:

Kitchen: Fitted with a range of wall and base units and a complementary work surface. Integrated washer/dryer, fridge and freezer. Space for freestanding dishwasher. Integrated 'Hoover' electric oven and inset four ring gas hob with stainless steel splashback and feature extractor over. Good areas of general storage. Tiled floor, inset spotlights to the ceiling. Double glazed windows with views across the communal courtyard.

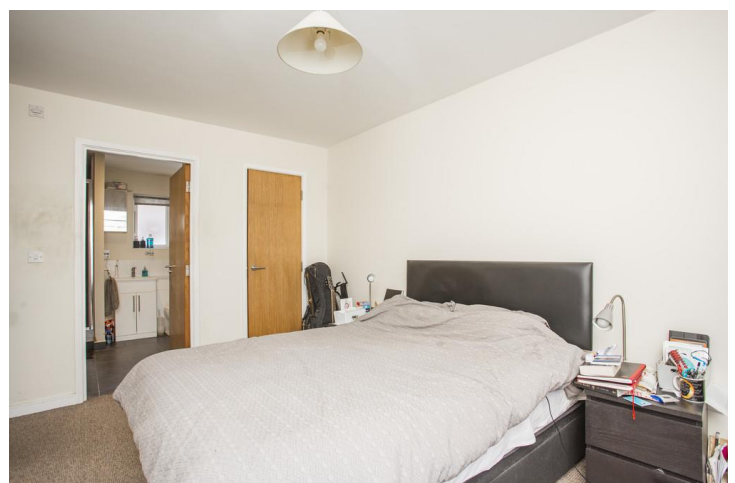
Lounge/Dining Area: Good areas of wood effect laminate flooring, two radiators, various media points. Space for lounge and dining furniture and entertaining. Two sets of double glazed doors forming part of a Juliet balcony with views towards town with further double glazed windows to either side.

BEDROOM:

Of a particularly good size and with excellent space for a bed and associated bedroom furniture, carpeted, radiator. Door to wardrobe with good areas of storage, areas of fitted coat rails and areas of fitted shelving. Double glazed windows to the front. Door to bathroom.

BEDROOM:

(Currently used as a study). Carpeted, radiator, good space for smaller bed and associated bedroom furniture. Double glazed windows to the front. Door to bathroom.



BATHROOM:

Fitted with a walk in shower cubicle with single head shower and concertina glass door, wash hand basin with mixer tap over and storage below, low level wc, panelled bath with mixer tap over and single head shower attachment. Feature tiled floor, wall mounted mirror fronted cabinet, inset spotlights to the ceiling, radiator, extractor fan. Opaque double glazed windows to the front with fitted roller blind.

OUTSIDE:

The property enjoys use of a well maintained communal courtyard garden to the centre of the building and a single parking space within secure allocated parking in the buildings undercroft.

SITUATION:

Goods Station Road is a central residential road that offers extremely good access to the nearby Royal Victoria Place shopping centre and associated Calverley Road precinct where the majority of the towns multiple retailers can be found, alongside good proximity to both the main line railway station as well as a host of independent retailers and restaurants between Mount Pleasant and the Pantiles. The town has a good mix of sports and social clubs and a number of highly regarded schools at Primary, Secondary, Independent and Grammar levels, many of which are accessible from the property.

TENURE:

Leasehold

Lease - 125 years from 1 January 2001

Service Charge - currently £3443.76 per year

Ground Rent - currently £300.00 per year

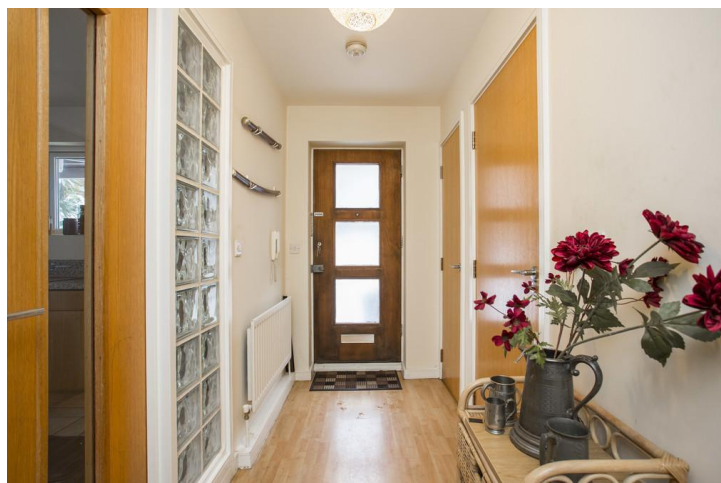
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

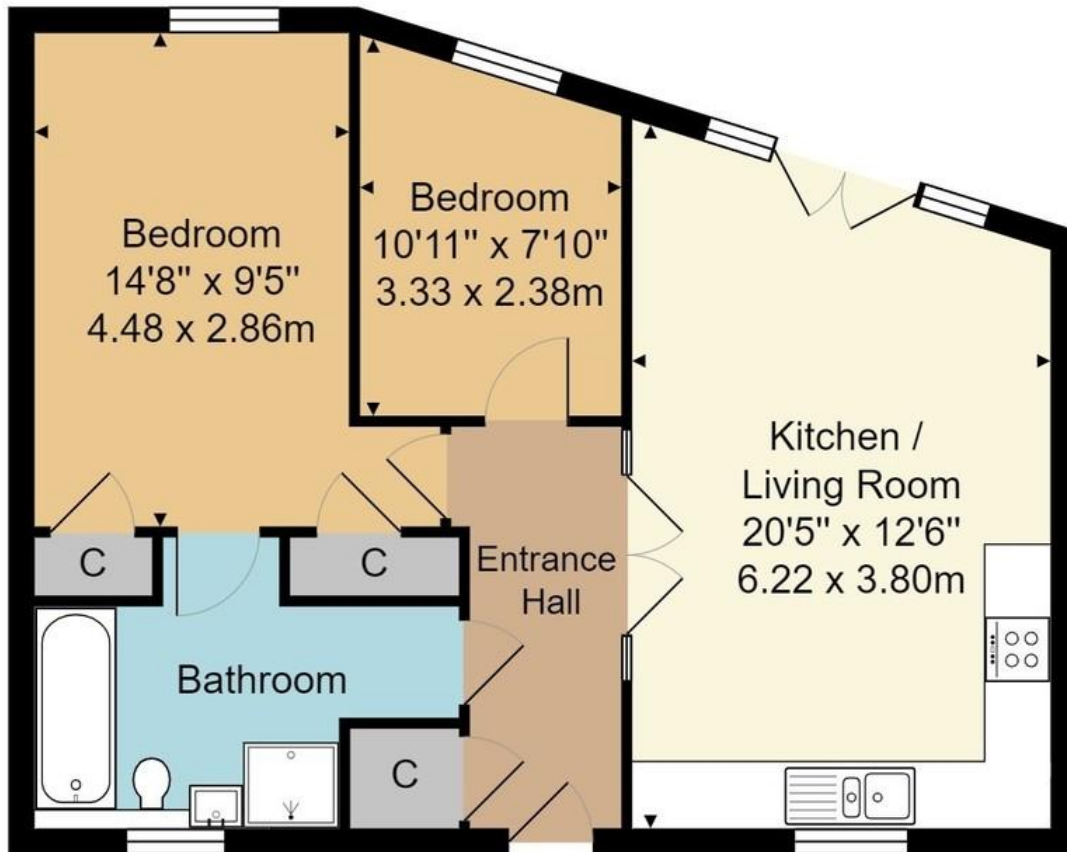
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VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 650 ft² ... 60.4 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.

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