



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Top Floor Flat
- Two Double Bedrooms
- 125 Years Lease From Jan 2023
- Separate Modern Kitchen
- Modern Bathroom
- Energy Efficiency Rating: D

Silverdale Road, Tunbridge Wells

£215,000

woodandpilcher.co.uk

Flat 6, 198 Silverdale Road, Tunbridge Wells, TN4 9HT

A very well presented two bedroom top floor flat, conveniently situated just half a mile from the main line station and close to a parade of shops.

The property is being offered with NO CHAIN, and comprises a large lounge/ dining room, separate modern kitchen which has white units and wooden worksurface, a main double bedroom with a spacious walk-in wardrobe as well as a further second bedroom. The modern bathroom completes the accommodation.

Heating is by way of electric heaters; there is double glazing and a garage also comes with this property. We highly recommend a viewing to appreciate this property.

COMMUNAL ENTRANCE HALL:

Stairs to all floors.

ENTRANCE PORCH:

Door to entry porch, window to side.

ENTRANCE HALL:

Entryphone system, two large storage cupboards.

LOUNGE/ DINING ROOM:

Dual aspect double glazed windows to side and rear, storage heater, laminate wood flooring. Dining area also has a double glazed window with front aspect and electric heater.

KITCHEN:

Fitted with a range of modern white gloss wall & floor cupboards and drawers with a wooden worksurface & riser above, 1 1/2 sink unit with mixer tap, space and plumbing for washing machine, space for fridge/ freezer, halogen hob & oven fitted under with a extractor hood above and stainless steel splashback, double glazed window to front.

BEDROOM:

Dual aspect double glazed window to front and side, electric heater, large walk-in wardrobe with sliding mirror doors.

BEDROOM:

Double glazed window to front, electric heater.



BATHROOM:

Fitted with a modern bath with separate shower over, WC and basin. Double glazed window to rear, tiled splashbacks.

OUTSIDE:

Garage with up and over door, off road parking (first come first served)

TENURE:

Leasehold

Lease 125 years remaining (New lease from 2023)

Service Charge - currently £800.00 - £1000.00 per year

Ground Rent - currently £10.00 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:

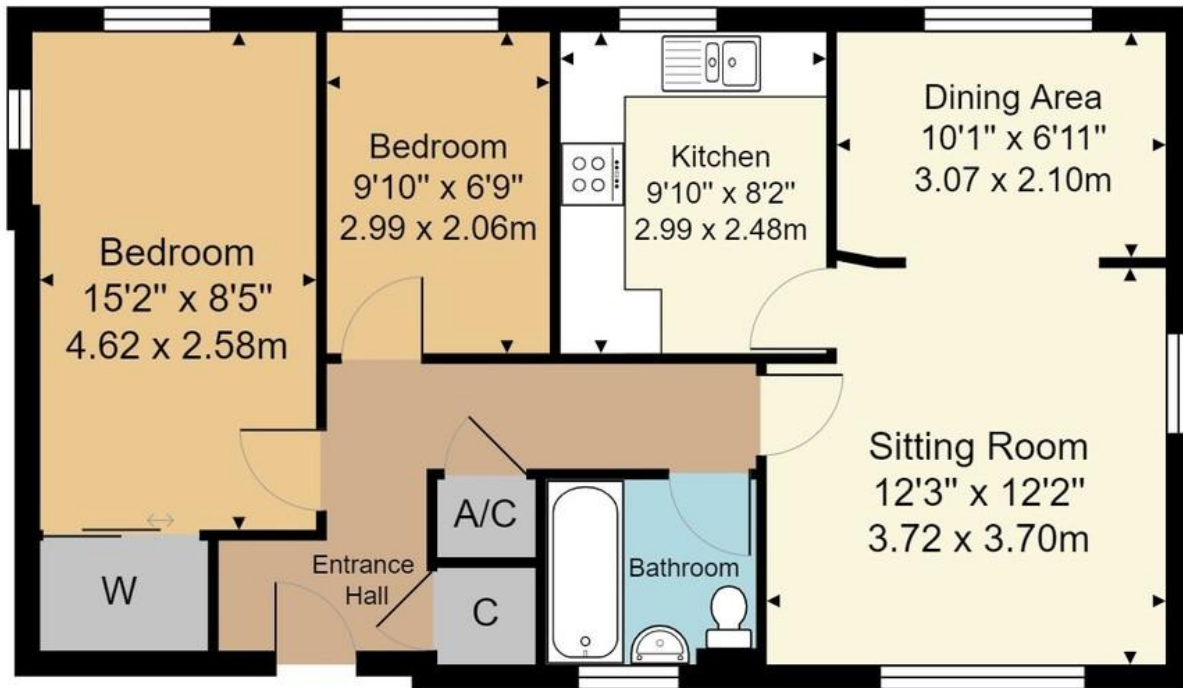
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VIEWING:

By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 663 ft² ... 61.6 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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