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- 3 Bed Maisonette
- Arranged Over 3 Storeys
- Spacious Principal Lounge
- Excellent Access to Town
- Residents Permit Parking (see note)
- Energy Efficiency Rating: C

**Camden Road, Tunbridge Wells**

**GUIDE £300,000 - £325,000**

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## 140 Camden Road, Tunbridge Wells, TN1 2QZ

Arranged over three storeys and offering both flexible and plentiful living space, a three bedroom maisonette located in a particularly convenient and central Tunbridge Wells location. As currently arranged, the property has a good sized principal lounge with equally good entertaining space and a further kitchen/breakfast room. On the upper two levels, there are three bedrooms and a further family bathroom. The attached floorplan and photographs will give a better indication as to the current layout of the property.

Access is via a partially glazed double glazed door with inset opaque panels and four further opaque panels surrounding the door, leading to:

### ENTRANCE HALLWAY:

Carpeted, stairs to the first floor, door to an understairs cupboard, dado rail, textured ceiling with cornicing. Doors leading to:

### LOUNGE:

Carpeted, double glazed window to the front, textured ceiling with cornicing, radiator, various media points. Feature fireplace with Living Flame gas fire, wooden mantle and surround and polished stone hearth. Areas of fitted shelving to one side of the original chimney breast. Good space for lounge furniture and for entertaining.

### KITCHEN/BREAKFAST ROOM:

Fitted with a range of white wall and base units and a complementary work surface. Space for a freestanding fridge/freezer and washing machine. Fitted electric oven and inset four ring 'Lamona' gas hob with extractor hood over. Inset one and a half bowl stainless steel sink with mixer tap over. Wood effect laminate flooring, part tiled walls, space for a small table and chairs, radiator. Wall mounted 'Ideal' boiler. Double glazed window to the rear with fitted blind and further opaque double glazed window to the rear with fitted blind.

### FIRST FLOOR LANDING:

Carpeted, double glazed window to the side, stairs to the second floor, doors leading to:

### BEDROOM:

Carpeted, radiator, double glazed window to the front, textured ceiling with cornicing. Good space for double bed and associated bedroom furniture and good areas of fitted bedroom furniture.

### BEDROOM:

Carpeted, radiator, double glazed window to the rear, textured ceiling with cornicing. Good space for bed and associated bedroom furniture.

### SECOND FLOOR LANDING:

(Cupboard between first and second floors). Carpeted, dado rail, textured ceiling with cornicing, loft access hatch.



**BEDROOM:**

Good areas of exposed pine floorboards, radiator, textured ceiling, double glazed window to the front with fitted blind. Space for bed and associated bedroom furniture.

**BATHROOM:**

Fitted with a corner shower cubicle with sliding glass screens and two shower heads over, wall mounted wash hand basin with mixer tap over and storage below, low level wc, panelled bath with mixer tap over and single head shower attachment. Tiled floor, part tiled walls, wall mounted towel radiator, inset spotlights to ceiling, extractor fan, areas of sloping ceiling. Opaque double glazed window to the rear.

**OUTSIDE:**

The property is accessed via a fixed gate from Camden Road and enjoys shared use of the low maintenance areas to the side and rear of the property and exclusive use of the recessed area to the rear of the plot currently housing a grey detached external storage unit.

**SITUATION:**

The property sits a little back from the shops and road on Camden Road itself. The maisonette is particularly likely to suit anybody looking for immediate access to many of the independent restaurants and retailers on Camden Road - many of which are of a particularly high standard - as well as access to the town centre with its choice of principally multiple retailers at the Royal Victoria Place and associated Calverley Road with a far broader range of independent retailers, restaurants and bars located both on Camden Road and also between Mount Pleasant and the Pantiles. Tunbridge Wells itself has a further good range of sports clubs and societies as well as two theatres and a high number of well regarded schools at primary, secondary and independent levels. The town has two main line railway stations offering fast and frequent services to both London termini and the South Coast, both of which are accessible from this property.

**TENURE:**

Leasehold with a share of the Freehold

Lease - 125 years from 1 January 2014

Service Charge - currently on an as and when basis

No Ground Rent

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:**

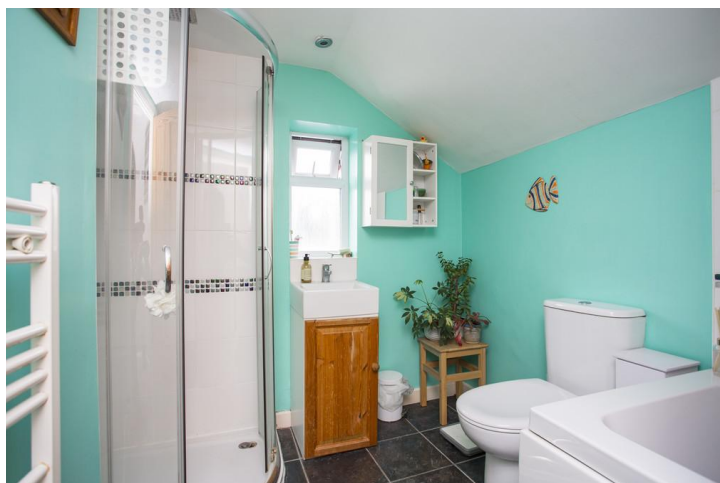
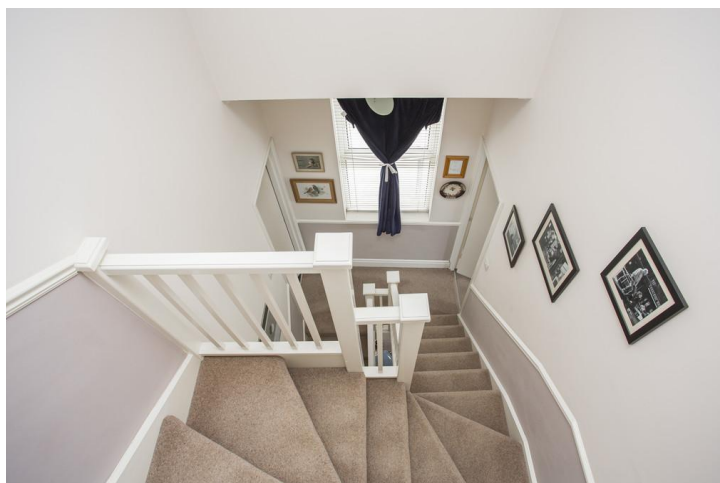
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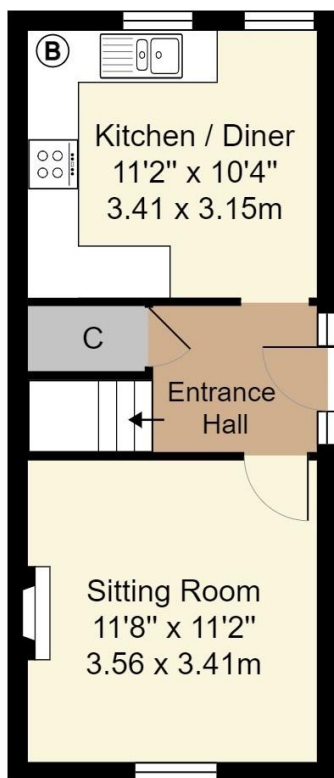
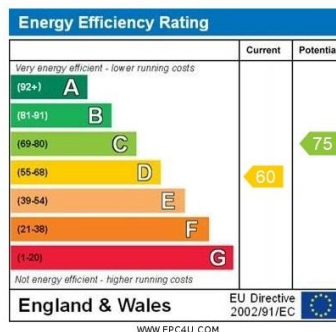
**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

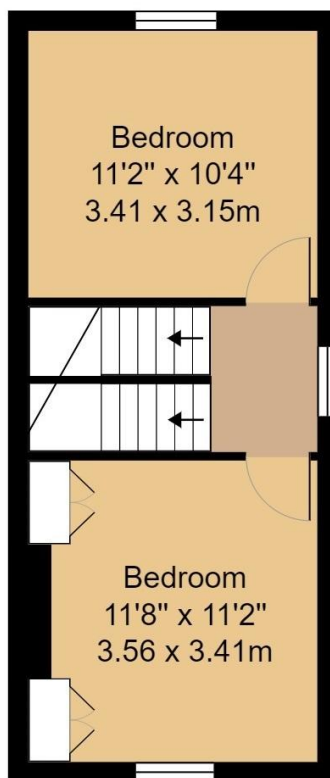
**AGENTS NOTE:**

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm availability of parking permits for the area.

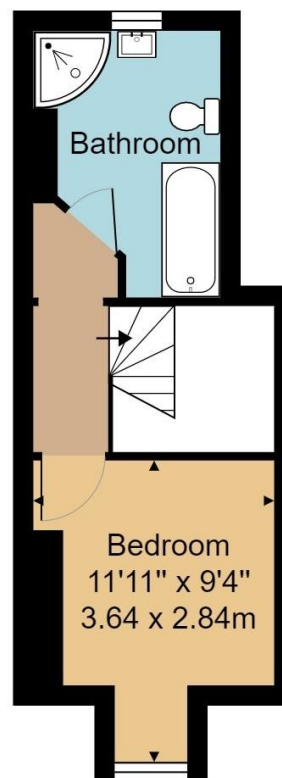




**Ground Floor**



**First Floor**



**Second Floor**

Approx. Gross Internal Area 878 ft<sup>2</sup> ... 81.6 m<sup>2</sup>

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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