



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Modern Bright Apartment
- Master Bedroom with En Suite
- Further Second Bedroom
- No Onward Chain
- Allocated Parking
- Energy Efficiency Rating: B

**Willicombe Park, Tunbridge Wells**

**GUIDE £300,000**

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

**Flat 6 Albert Court, Willicombe Park, Tunbridge Wells,  
TN2 3GF**

A modern well presented apartment built originally in 2006 by Charles Church. Set on the first floor of the building with access via either stairs or lift. The property is spacious and bright having a generous sitting room with a Juliet balcony and well equipped kitchen with dining area, master bedroom with shower en suite and a further bedroom and main bathroom. There is double glazing throughout and gas central heating with a car park to the front of the property where the allocated space can be found along with further visitor parking and communal gardens to the rear. The apartment has the added advantage of no onward chain thereby streamlining the buying process.

**ENTRANCE:**

Via communal doorway, stairs or lift to first floor.  
Entrance door into:

**HALLWAY:**

A good size hallway with built in double store cupboard housing the electric consumer unit, further smaller built in store cupboard, radiator with decorative cover, carpet.

**SITTING ROOM:**

A bright and generous sized room enjoying double glazed doors with Juliet balcony, further glazed side panels and window to front, radiator with decorative cover.

**KITCHEN/DINING ROOM:**

Fitted with a good range of wall, base and drawer units with complementary worktop. Built in double oven with gas hob and extractor hood over. One and a half bowl sink and drainer with mixer tap. Built in fridge/freezer. Concealed wall mounted gas central heating boiler, tiled flooring, radiator, downlights. Double glazed window to front.

**MASTER BEDROOM:**

A double bedroom with a large range of built in wardrobes and drawer space, radiator, carpet. Double glazed windows to rear.

**EN SUITE:**

Fitted with a large shower cubide featuring a 'Mira' shower, inset wash hand basin with cupboard underneath, low level wc. Tiled flooring, part tiling to walls, heated towel rail, downlights.

**BEDROOM 2:**

A further double bedroom, currently set up as a study, built in desk area and storage cabinets, radiator, carpet. Double glazed window to rear.



**MAIN BATHROOM:**

Fitted with a panelled bath, low level wc, inset wash hand basin with cupboard underneath. Part tiling to walls, heated towel rail, downlights.

**OUTSIDE:**

The property benefits from an allocated space and further visitors parking. There are communal gardens to the rear.

**SITUATION:**

The property is located at the Pembury Road end of Sandhurst Road, approximately one mile from High Brooms main line station, with commuter services to London Bridge/Cannon Street. Local amenities include a local bus stop and a nearby Tesco supermarket, with the main town centre being a little over one miles distance, offering a wider variety of retail outlets within the Royal Victoria Place Shopping Centre and Calverley Road precinct. A little further south you will find the old High Street and historic Pantiles famous for its pavement cafes and restaurants, associated with this historic and vibrant spa town. Tunbridge Wells is particularly well served with schooling at primary, secondary, grammar and independent levels, with a good number of schools readily accessible from this property. Recreational amenities include the nearby Dunorlan Park with its boating lake, as well as a wide variety of sporting clubs and access to surrounding villages and countryside.

**TENURE:**

Leasehold

Lease - 125 Years From 1 January 2004

Service Charge - currently £2082.49 per year.

Ground Rent – amount to be confirmed

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

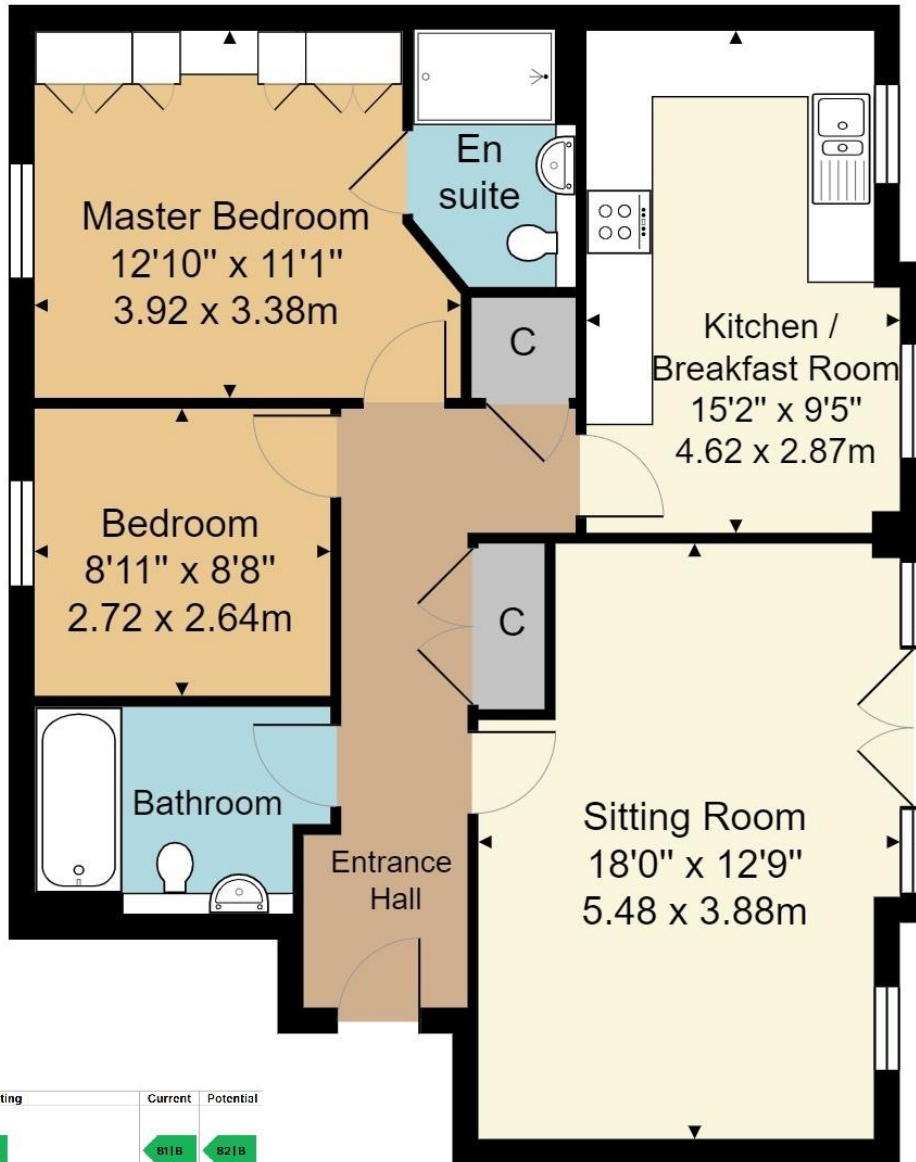
**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81B	82B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Approx. Gross Internal Area 787 ft<sup>2</sup> ... 73.1 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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