



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Top Floor 2 Bed Apartment
- No Onward Chain
- Modernisation Opportunity
- Lift & Stairs to all Floors
- Residents Car Park
- Energy Efficiency Rating: B

**Linden Park Road, Tunbridge Wells**

**£350,000**

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



**18 Regency Hall, Linden Park Road, Tunbridge Wells, TN2 5QZ**

Located in this purpose built development is this spacious two bedroom second floor apartment situated close to the historic Pantiles area of the town. It is close to all the cafes, restaurants and activities that happen on the Pantiles and also a short walk to the High Street and main line station. The property itself is accessed via stairs or lift to the second floor which is the top floor of the building and offers entrance hallway, spacious sitting/dining room, separate kitchen, master bedroom with en suite bathroom, further double bedroom and shower room. There is a residents car park to the front of the building and communal gardens surrounding.

The accommodation is as follows. Communal hallway with stairs or lift to second floor which is entered via secure entry phone system. Apartment entrance door into:

**ENTRANCE HALLWAY:**

An 'L' shaped hallway with two built in store cupboards, one housing the hot water tank with shelving above and one having the alarm system and electric consumer unit. Access to large loft space with pull down ladder providing an extra storage facility. Radiator with decorative cover, entry phone system, carpet.

**SITTING/DINING ROOM:**

A good sized room with double glazed box bay window offering views towards the Pantiles, feature fireplace, radiator with decorative cover. Opening into:

**KITCHEN:**

A good range of wall and base units with complementary worktop. Inset gas hob with extractor fan over, built in oven and warming tray. Inset one and a half bowl sink and drainer with mixer tap. Freestanding fridge/freezer, washing machine and slimline dishwasher. Wall mounted gas central heating boiler. Vinyl flooring, part tiling to walls, radiator. Double glazed window to front.

**MASTER BEDROOM:**

A good sized double bedroom with a large range of built in wardrobe with cupboards above the bed, carpet, radiator. Double glazed window to side.

**EN-SUITE:**

A large en suite comprising of panelled bath, low level wc, bidet, built in wash hand basin with cupboard underneath. Full tiling to walls, carpet, radiator, extractor fan.

**BEDROOM 2:**

A further double bedroom with double glazed window to side, carpet, radiator.





**SHOWER ROOM:**

Comprising of a shower cubicle, low level wc, pedestal wash hand basin. Tiling to walls, carpet, extractor fan.

**OUTSIDE:**

Communal gardens surround the development with mature shrubs and trees to its boundaries.

**PARKING:**

There is a residents car park available with the entrance on Linden Park Road. Pathway and steps leading down to the main entrance.

**SITUATION:**

The property is within a very short walk of the historic Pantiles with its array of pavement cafes, restaurants and bars associated with a busy spa town, whilst in the opposite direction you can reach Sainsburys superstore and Homebase. Within approximately one quarter of a mile is where you will find the old High Street with its selection of independent retailers, together with the main line station with services to London and the Kent coast. A little further to the north is where you will find the main area of shopping within the Royal Victoria Place Shopping Mall and Calverley Road pedestrianized precinct. Surrounding the property are several public parks and the common with further recreational facilities including cricket, tennis, rugby, bowls and golf club. Educational facilities include a wide selection of schools both state and independent catering for all age groups.

**TENURE:**

Leasehold with a share of the Freehold

Lease - 999 years from 20 November 2006

Service Charge - currently £1900.00 per year

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.

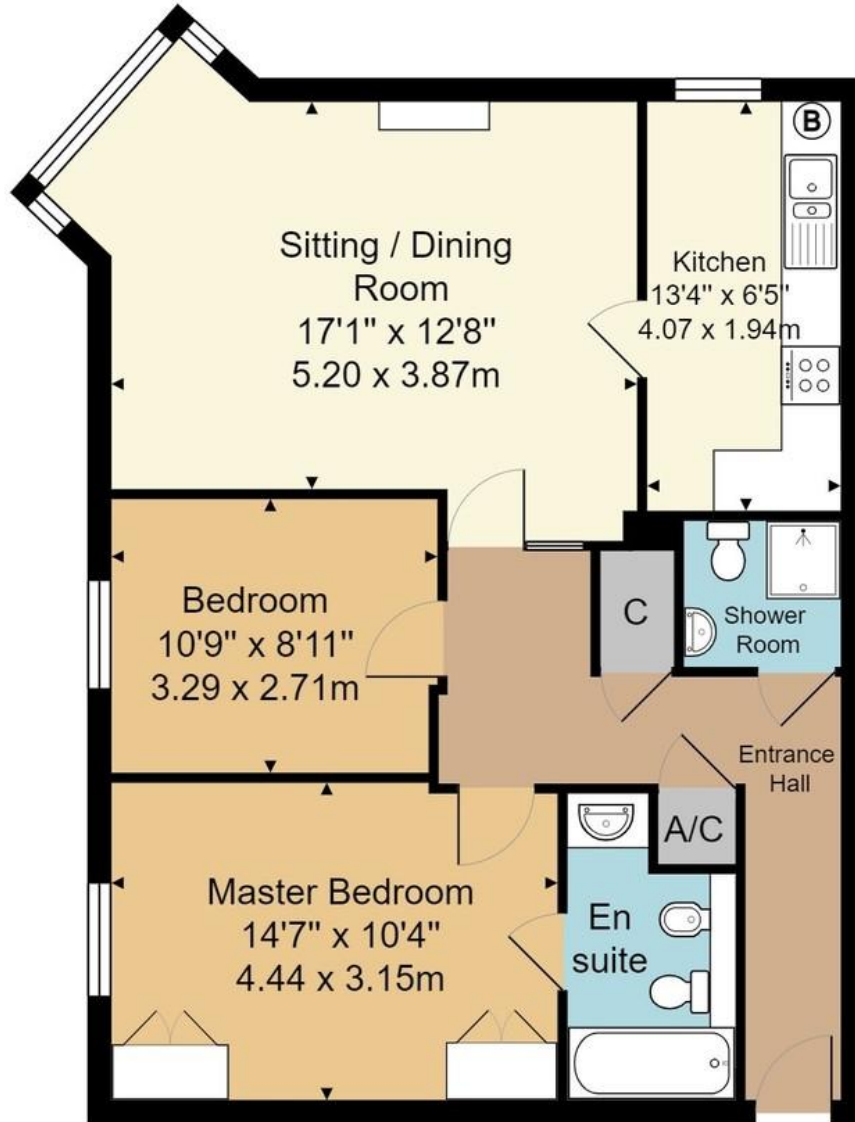
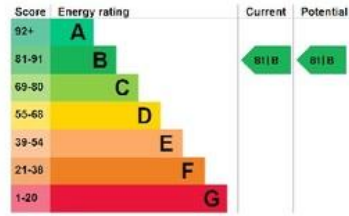
**COUNCIL TAX BAND:**

E

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 783 ft<sup>2</sup> ... 72.7 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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