



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Spacious 2 Bed Apartment
- Offered as Top of Chain
- Requiring Modernisation/Refurb
- Large Lounge with Balcony
- Undercroft Parking
- Energy Efficiency Rating: C

Kingswood Road, Tunbridge Wells

£425,000

woodandpilcher.co.uk

Flat 5, Kings Park, Kingswood Road, Tunbridge Wells, TN2 4XF

Offered as top of chain and with potential for further modernisation and refurbishment, an impressively designed and well located two bedroom purpose built apartment in a popular and upmarket development adjacent to Dunorlan Park in central Tunbridge Wells. As currently arranged, the property has a generous kitchen, an equally good sized principal lounge with a private balcony and a further adjacent dining room. The property has two good sized double bedrooms, of which the larger also enjoys a spacious en suite bathroom facility. There is a further shower room/wc off of the main hallway. The property has a video entry phone system, private undercroft parking and use of attractive communal gardens.

Apartments that have become available in Kings Park have traditionally generated considerable interest and have sold quickly, to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a solid door to:

ENTRANCE HALLWAY:

Carpeted, various media points, loft access hatch, radiator, cornicing, wall mounted video entry phone, wall mounted thermostatic control. Door to shallow cupboard housing the electric consumer unit, areas of fitted shelving and good general storage. Door to a deep cupboard with areas of fitted shelving. Door leading to:

KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Inset one and a half bowl sink with mixer tap over. Inset 'Neff' four ring electric hob with extractor hood over. Fitted 'Zanussi' double electric oven. Integrated fridge and freezer. Space for washing machine and dishwasher. Vinyl flooring, part tiled walls, radiator, cornicing. Cupboard housing boiler. Double glazed windows to the side.

LOUNGE:

Of a particularly good size and with ample space for lounge and or study furniture and entertaining. Two radiators. Feature effect 'fireplace' with polished stone hearth and wooden mantle. Feature cornicing, feature ceiling roses. Dual aspect double glazed windows to the side and rear affording views over communal gardens in the direction of Dunorlan Park. Double glazed French doors leading to a private balcony area set to tiles with retaining wood and metal balustrades. Georgian style double doors leading to:

DINING ROOM:

Carpeted, radiator, feature cornicing, feature ceiling rose. Good space for dining table and chairs. Double glazed windows to the front.

SHOWER ROOM:

Fitted with a wall mounted wash hand basin, shower cubicle with fitted glass door and single shower head, low level wc. Vinyl floor, part tiled walls, fitted mirror, wall mounted electric light and shaver point, radiator, cornicing, extractor fan.



BEDROOM:

Of a good size and with space for a double bed and associated bedroom furniture, radiator, areas of fitted shelving, cornicing, fitted carpet. Fitted wardrobe with sliding concertina glass doors. Double glazed windows to the front.

MASTER BEDROOM:

Of a particularly good size with ample space for a large bed and associated bedroom furniture, radiator, cornicing, fitted carpet. A bank of fitted wardrobes. Double glazed windows to the front. Door leading to:

LARGE EN SUITE BATHROOM:

Fitted with a low level wc, pedestal wash hand basin with mixer tap over, bidet, panelled bath with mixer tap over and single head shower attachment. Vinyl floor, part tiled walls, wall mounted mirror, wall mounted electric light and shaver point, radiator, cornicing, extractor fan.

OUTSIDE:

The property has a single allocated off road parking space in the undercroft area and use of most attractive communal gardens to the rear.

SITUATION:

Kings Park forms part of a popular and upmarket development adjacent to Dunorlan Park, just off of Kingswood Road in the St. Peters quarter of Tunbridge Wells. It is a peaceful and private location but still offering good access to Tunbridge Wells town centre as well as the Bupa Hospital on nearby Kingswood Road. Dunorlan Park is famous as a local beauty spot with good walking and recreational areas and forms a lovely and peaceful buffer around the development. Tunbridge Wells itself has a wide range of social, retail and educational facilities including a number of sports and social clubs, a host of primarily multiple retailers in the Royal Victoria Place Shopping Mall and nearby North Farm Retail Park with an impressive run of independent retailers, restaurants and bars located principally between Mount Pleasant and the Pantiles. The town has a mainline railway station offering fast and frequent services to both London termini and the South Coast.

TENURE:

Leasehold with a share of the Freehold
Lease 999 Years From 1 September 2009
Service Charge - currently £2685.00 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:

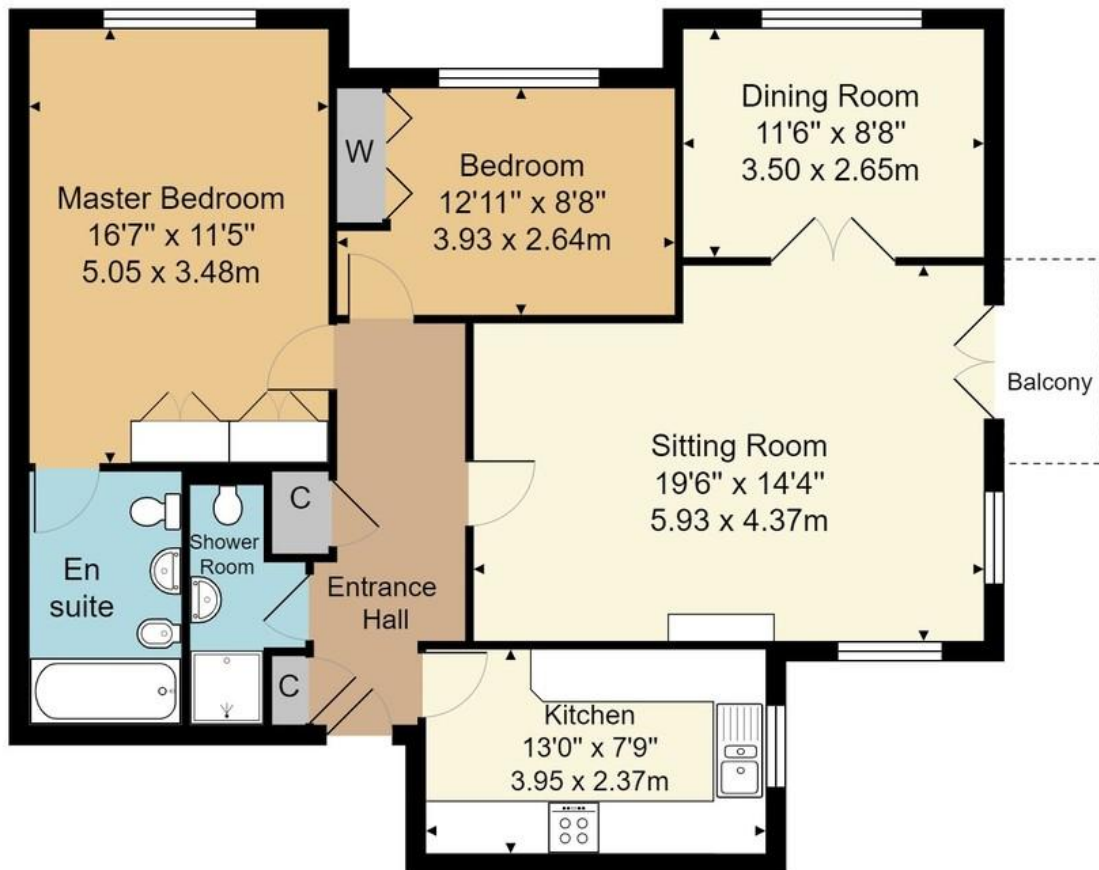
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VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 974 ft² ... 90.5 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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