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PILCHER**

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- Beautiful Period Building
- Spacious 3 Bed Apartment
- No Onward Chain
- Desirable Town Centre Location
- Allocated Parking Space
- Energy Efficiency Rating: D

Lansdowne Road, Tunbridge Wells

£450,000

woodandpilcher.co.uk

32A Lansdowne Road, Tunbridge Wells, TN1 2NL

A great example of a spacious apartment set within a handsome building offering many period features you would expect. Located within a desirable area of the town centre, it offers a short walk to the central shopping areas and the main line railway station. The property enjoys its own private entrance which leads into a generous central hallway providing access to all of the other rooms. There are many features on display including feature fireplaces, built in store cupboards and sash windows with original shutters. The property has the benefit of no onward chain thereby streamlining the purchasing process. A viewing is highly recommend to appreciate the spacious accommodation and character features on offer here.

ENTRANCE:

To the rear of the property down stone steps to private entrance. Part glazed entrance door with window to side into:

HALLWAY:

Beautiful 'L' shaped entrance hall which has been used previously as a dining area with large walk in coat cupboard with vinyl flooring and window to rear, radiator, carpet.

LIVING ROOM:

A good sized room with a feature brick fireplace with gas log effect fire and tiled hearth, exposed floorboards, radiator. Sash windows to front with original wooden shutters to side. Door into:

KITCHEN:

A bespoke wooden kitchen with a good range of wall, base and drawers units with complementary wooden worktop. Inset double Butler sink with quartz worktop surrounding and mixer tap. Inset Range cooker. Tall fridge/freezer, washing machine. Part tiling to walls, tiled flooring, radiator. Door to walk in pantry/store with a range of brick shelving.

MASTER BEDROOM:

An impressively large double bedroom with sash bay window to the front with original boxed shutters. A large range of built in store cupboards, drawers and wardrobes. Feature fireplace with cast iron inset, radiator, carpet.

BEDROOM 2:

A further double bedroom currently being used as a dining room. Feature fireplace with cast iron inset and tiles with hearth, exposed floorboards, radiator. Built in store cupboards, built in decorative shelving. Sash window to rear with original built in shutters.



BEDROOM 3/STUDY:

A single bedroom or study area with wooden flooring, window to side, electric consumer unit, radiator.

BATHROOM:

Inset bath with drench shower over and further hand held shower attachment to mixer tap, double inset wash hand basins with cupboards underneath, low level wc with dual flush and cupboard over. Tiled flooring, part tiling to walls, heated towel rail, downlights, glass block window to rear.

OUTSIDE:

The property has its own walkway to the entrance door with access to a good sized cellar and further store room underneath the steps down.

OUTSIDE REAR:

There is a communal rear garden which includes a large area of lawn, fencing and hedging to boundaries and mature trees and shrubs to borders.

PARKING:

There is a communal car park to the front of the property with an allocated space in the area closest to the property.

SITUATION:

Lansdowne Road is a particularly attractive central location with an impressive selection of detached Victorian villas. Whilst a residential area it offers first class access to the top of Royal Tunbridge Well town centre, including Calverley Road and beyond this is the pedestrianised precinct and Royal Victoria Place. The railway station is a modest walk away and offers fast and frequent services to both London and the South Coast. Tunbridge Wells also has two theatres, a wide range of restaurants, cafes and bars. A selection of sports and social clubs and a number of highly regarded educational facilities at Primary, Secondary, Independent and Grammar levels.

TENURE:

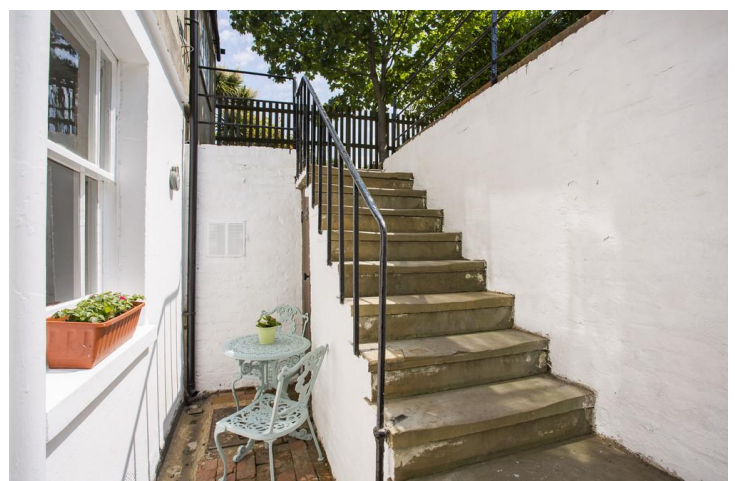
Leasehold with a share of the Freehold
Lease - 999 Years From 14 February 2011
Service Charge - currently £1500.00 per year + £250.00 per year contribution towards sinking fund
No Ground Rent
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 1265 ft² ... 117.6 m²
(excluding store, cellar)

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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