



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Two / Three Bed Top Floor Apt.
- Offered Without A Chain
- Grade II Listed
- Beautiful Views Across Village
- Private Off Road Parking
- Energy Efficiency Rating: C

Berkeley Road, Tunbridge Wells

£475,000

woodandpilcher.co.uk

Flat 4, 2 Berkeley Place, Berkeley Road, Tunbridge Wells, TN1 1YN

Located on the second (top) floor and offered without a chain, a most impressive and spacious Grade II listed two/three bedroom apartment with generous entertaining and sleeping spaces, excellent views across Tunbridge Wells' preferred Village area and a host of attractive period features. A glance at the attached photographs and floorplan will give an indication as to the space, flexibility and style of this apartment but it should be stressed that room sizes are entirely fit for purpose and that the property has been extremely well maintained under the current owners 20 years of occupation. The property has a generous lounge with views across the Village area and an attractive cast iron functioning fireplace, a bathroom with freestanding roll top bath and a further shower room, an especially good sized principal hallway that serves as a dining room, two excellent sized double bedrooms again with attractive Village views and a third smaller bedroom / study and a large kitchen / breakfast room with fitted box seating with views over Grove Park, a pantry area and further boiler room. Properties of this style in the Village area are rarely available and will be eminently suitable for anybody seeking to live in an attractive and upmarket location with beautiful specifications and excellent access to most of Tunbridge Wells principal attractions.

PLEASE BE ADVISED THAT ACCESS TO SAID APARTMENT IS FROM MOUNT SION NOT BERKELEY ROAD.

Access via a solid door to an entrance lobby, carpeted, areas of wooden panelling, crittall window to rear, steps leading up to:

HALLWAY/DINING AREA:

Of a particularly good size and suited for use as a dining room for example. Wall mounted entry phone, fitted carpet, feature radiator, inset spots to ceiling, areas of exposed woodwork, pillar, door leading to:

LOUNGE:

Of a good size for lounge furniture and entertaining, fitted carpet, Georgian style sash window with attractive views over the village area, feature cast iron functioning fireplace with tiled slips and cast iron mantle and surround, radiator and various media points.

BATHROOM:

Luxury flooring, low level wc, corning, inset spots to ceiling, extractor fan, roll top bath with mixer tap over and shower attachment, floor to ceiling mirrors, large cupboard with good areas of fitted shelving, feature radiator, pedestal wash hand basin with tiled splashback, Georgian style window with further views of village rooftops and fitted plantation shutters. Door leading to a Jack and Jill shower, vinyl floor, wall mounted radiator, fitted curtain rail, shower with single head and fitted tray, leading to wc, pedestal wash hand basin with tiled splashback, inset spots, extractor fan, featured wall mounted radiator, door leading to:

BEDROOM:

En-suite, carpeted, feature radiator, Georgian style crittall windows with views across Berkeley Road, areas of sloping ceiling, good areas of lower level fitted storage, space for large double bed and associated bedroom furniture.



BEDROOM 3 / STUDY:

A single bedroom with fitted carpet, radiator, Georgian style crittall window with views over Berkeley Road, good areas of fitted shelving and some areas of sloping ceiling.

BEDROOM:

Of an excellent size with good space for large double bed and associated bedroom furniture. Carpeted, radiator, Georgian style crittall windows to the front with fitted blind, two areas of fitted wardrobes with louvered style doors, fireplace with shallow wooden mantle, areas of exposed brickwork and tiled hearth. Loft access hatch.

KITCHEN/BREAKFAST ROOM:

Of a good size and with ample space for large breakfast table and chairs, vinyl floor, a range of cream wall and base units and complementary work surface, integrated electric oven, integrated fridge, space for washing machine, space for dishwasher, inset four ring Smeg stainless steel hob with extractor fan over, inset one and a half bowl sink with mixer tap over, further integrated electric oven, part tiled walls, various media points, lower level cupboard leading to a larder with areas of fitted shelving, Georgian style windows with views over Grove Park and with a fitted boxed seating area, inset spots to the ceiling. Door leading to a boiler room with floor mounted Potterton boiler, good storage space and further areas of fitted shelving, access to large loft for storage.

EXTERNALLY:

The property has a private parking space at the front of the house (left hand side).

SITUATION:

The property is extremely well located within the Village area of Tunbridge Wells. To this end it is especially well located to take advantage of the nearby Grove Park and a host of independent retailers, restaurants and bars scattered through the Village area and on the old High Street, Chapel Place and The Pantiles. Tunbridge Wells mainline station is also a modest walk away. Tunbridge Wells has a wider range of multiple retailers principally located at the Royal Victoria Place and Calverley Road precinct broadly half a mile away with a further range of out of town retailers at North Farm Park. It also has a good range of social and educational facilities including a number of sports and social clubs, two theatres and an excellent number of highly regarded schools at primary, secondary, independent and grammar levels.

TENURE:

Leasehold with a share of the Freehold
 Lease - 999 years from 26th August 1993
 Service Charge - variable, depends on work to be carried out and insurance charges
 Ground Rent - currently £25 per year
 We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

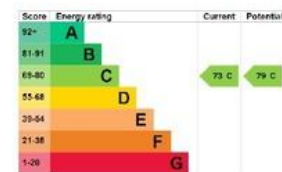
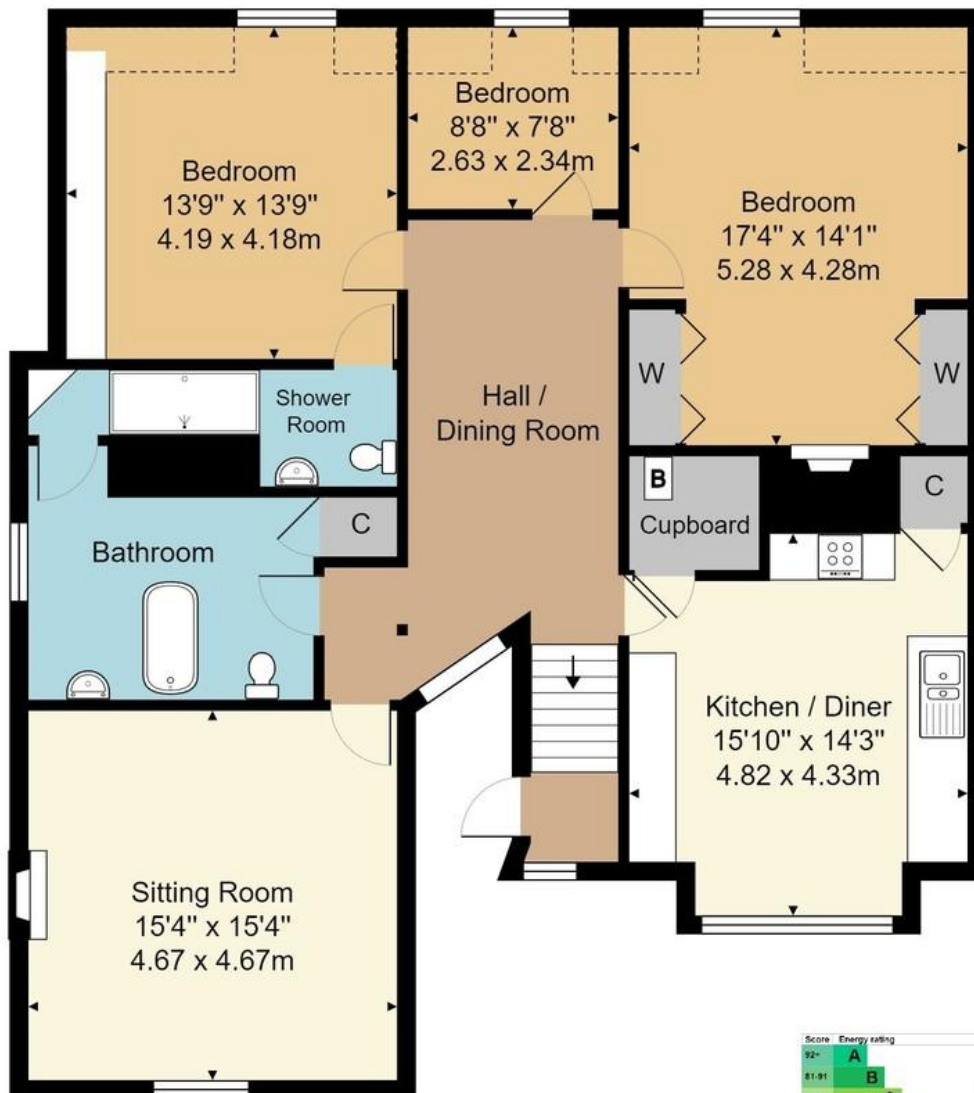
COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 1438 ft² ... 133.6 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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