



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bed Period Apartment
- Ground Floor
- Private Garden
- Recently Installed Shower Room
- On Street Parking
- Energy Efficiency Rating: D

St. James Road, Tunbridge Wells

GUIDE £300,000 - £325,000

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Flat 1, 14 St. James Road, Tunbridge Wells, TN1 2JZ

Located on one of Tunbridge Wells premier roads and enjoying attractive and spacious accommodation alongside a good share of the rear gardens, a two bedroom ground period apartment with a host of period features including sash bay windows with shutters, open fireplaces and both picture rails and period cornicing. The property has a generous lounge and equally good sized and wide galley kitchen with two bedrooms - the master offering views across the rear garden - and a smaller bedroom currently used as a study. In their time of ownership the vendors have installed an attractive and impressive shower room alongside a host of decorative flourishes.

Access is via a solid door to:

ENTRANCE LOBBY:

Carpeted, areas of sloping ceiling, radiator, some area of engineered wooden flooring, door to an understairs cupboard. Partially glazed double doors leading to:

KITCHEN:

Fitted with a range of wall and base units and a complementary worksurface. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated 'Beko' electric oven and inset four ring gas hob with stainless steel splashback and extractor hood over. Space for a washing machine, fridge and freezer. Wall mounted 'Worcester' boiler. Opaque glass bricks between the lounge and kitchen. Engineered wooden flooring, higher level ceiling, picture rail, areas of period cornicing, radiator. Sash window to the front with areas of opaque glass with period window shutters now concealing spice rack. Open to:

LOUNGE:

Of a good size and height as befits one of the original reception rooms of the period property. Areas of engineered wooden flooring and good space for lounge furniture and for entertaining. Attractive feature fireplace with tiled slips and feature mantle and surround and fitted cupboards and shelving to either side of the original chimney breast. Areas of picture rails, areas of period cornicing, radiator. Feature bay window comprised of three sets of part opaque sash windows and further areas of wooden panelling with period window shutters. Two sets of opaque bricks affording borrowed light to the kitchen.

CONTEMPORARY SHOWER ROOM:

Fitted with a wall mounted wash hand basin with mixer tap over and storage below, feature corner shower cubicle with two shower heads, low level wc. Feature tiled floor, good areas of metro style tiling, wall mounted towel radiator, inset LED spotlights, extractor fan.



BEDROOM:

Carpeted, picture rail, areas of period cornicing, radiator. Space for a large bed and associated bedroom furniture. Feature bay window to the rear comprised of three sets of Victorian sash windows with wooden panelling below with period window shutters and attractive garden views.

BEDROOM:

(Currently used as a study area). Carpeted, radiator. Period sash window to the rear with fitted roller blind. Space for bed and associated bedroom furniture.

OUTSIDE REAR:

The property enjoys exclusive use of the left hand side of the rear garden only - the right hand side is used by a neighbour. The garden is set principally to lawn with mature shrub borders and a brick wall to the rear with a raised low maintenance patio area to the rear left hand side. It should be noted that the patio area immediately adjacent to the property is for the use of the lower ground floor apartment only.

SITUATION:

The property is situated in the popular St. James quarter of Tunbridge Wells. The property is particularly well placed for access to nearby St. James Church, the town centre via Camden Road which enjoys a host of independent retailers, restaurants and bars, and the recently refurbished Grosvenor & Hilbert Park only a short distance away. It is also equidistant between the towns two main line railway stations, High Brooms & Tunbridge Wells itself. The town centre of Tunbridge Wells is approximately 1 mile distance with its excellent mix of social, retail and educational facilities to include a number of sports and social clubs, a good number of multiple retailers at the Royal Victoria Place and associated Calverley Road Precinct and nearby North Farm Retail Park. There are a further range of retailers, restaurants and bars between Mount Pleasant and the Pantiles. Tunbridge Wells has a number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are readily accessible from this home including the popular St. James primary school which is approximately 0.1 mile distance.

TENURE:

Leasehold with a share of the Freehold
Lease - 999 Years From 30 October 2018
Service Charge - On an 'as and when' basis
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.

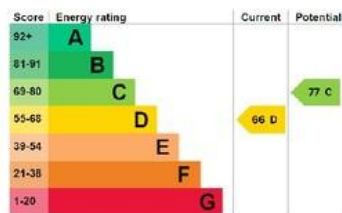
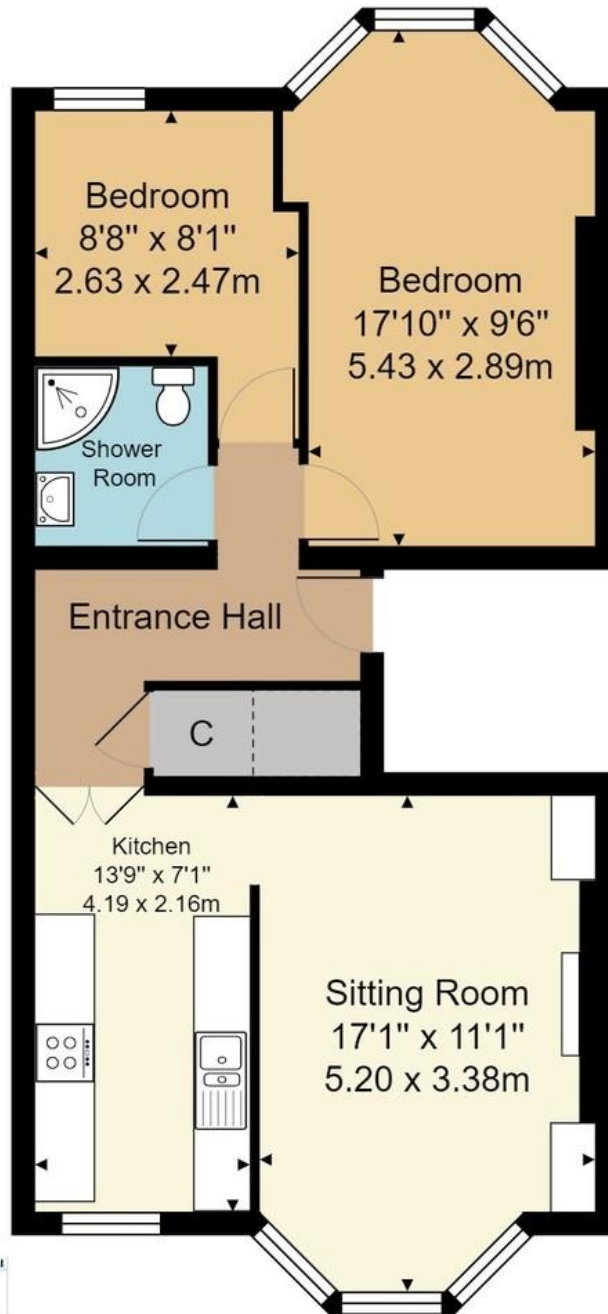
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area
640 ft² ... 59.4 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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