



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bed Contemporary Apartment
- Extremely Central Location
- Offered as Top of Chain
- Good Bedroom Sizes
- Garage En Bloc
- Energy Efficiency Rating: C

Clarence Road, Tunbridge Wells

GUIDE £275,000 - £300,000

woodandpilcher.co.uk

8 Wells Close, Clarence Road, Tunbridge Wells, TN1 1HF

Offered as top of chain, a first floor purpose built apartment in this enviable location - extremely close to the Old High Street and Pantiles area but on a small private road adjacent to the Common with a pleasingly, peaceful feel. The property has been well maintained over the years and includes a recently fitted, contemporary shower room, a good sized kitchen with space for a small table and chairs and a host of integrated appliances. There are two good sized bedrooms and a generous lounge with space for both entertaining and a dining table and chairs. The property also enjoys use of a single garage en bloc in the run facing the front of the property. Properties in this 'lost location' are rarely available and extremely popular with buyers - its the case that even residents of Tunbridge Wells for many years have no idea that this block exists! To this end we would encourage all interested parties to make an immediate appointment to view. Good living space, private parking and a central location at this price are all reasons to act quickly.

Access is via a solid door to:

ENTRANCE HALLWAY:

Carpeted, radiator, wall mounted entry phone, wall mounted thermostatic control, wall mounted mirror, cornicing. Deep cupboard with high level water tank, areas of fitted shelving and good further general storage. Doors leading to:

BEDROOM:

Carpeted, radiator, cornicing. Good space for bed and associated bedroom furniture. Double glazed windows to the front with fitted blind.

BEDROOM:

Carpeted, radiator, textured ceiling and cornicing. Good space for a double bed and associated bedroom furniture. Generous areas of fitted wardrobes. Double glazed windows to the front with fitted blind.

LOUNGE:

Carpeted, two radiators, various media points, cornicing. Good space for lounge furniture and for entertaining and space for a dining table and chairs. Double glazed windows to the rear with fitted blinds.

SHOWER ROOM:

Fitted with a pedestal wash hand basin with mixer tap over, low level wc, fitted corner shower cubide with sliding doors, wall mounted 'Aqualisa' electric shower with single head. Wood effect flooring, part tiled walls, towel radiator, wall mounted mirror fronted cabinet, radiator, inset spotlights to the ceiling, extractor fan.



KITCHEN:

Of a good size and fitted with a range of wall and base units and a complementary work surface. Inset one and a half bowl stainless steel sink. Integrated electric oven and inset five ring gas hob with extractor hood over. Integrated washing machine, fridge and freezer. Wall mounted boiler inset to a cupboard. Vinyl floor, radiator. Double glazed windows to the rear with fitted blinds.

OUTSIDE FRONT:

The property enjoys use of a garage which forms part of a block facing the front of the property.

OUTSIDE REAR:

The property also enjoys use of attractive communal gardens. They face in a southerly direction towards Tunbridge Wells Common.

SITUATION:

The property is located on a private road, off of Clarence Road in central Tunbridge Wells. Buffered by larger gardens the development is fantastically central but seemingly 'lost' to the world. It offers excellent proximity to the main line railway station, the Old High Street, Chapel Place and the Pantiles, where the majority of the towns independent retailers, restaurants and bars are located, as well as the Tunbridge Wells Common, a beautiful facility and a rare asset for any town. Tunbridge Wells itself has a wider range of social, retail and educational facilities to include, a number of sports clubs and societies, two theatres, a good range of principally further retailers at the nearby Royal Victoria Place shopping precinct and associated Calverley Road and has an excellent range of highly regarded schools at primary, secondary, independent and grammar levels. The town also has two main line railway stations serving London termini and the South Coast, of which one, Tunbridge Wells main line station is within a few minutes walk.

TENURE:

Leasehold with a share of the Freehold
Lease 999 Years From 31 December 2002
Service Charge - currently £1,000 per year and includes Buildings Insurance
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.

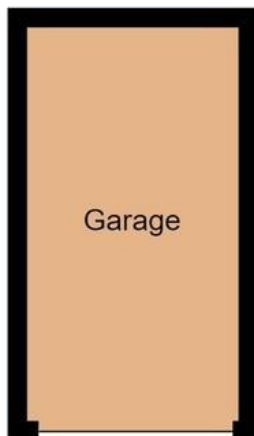
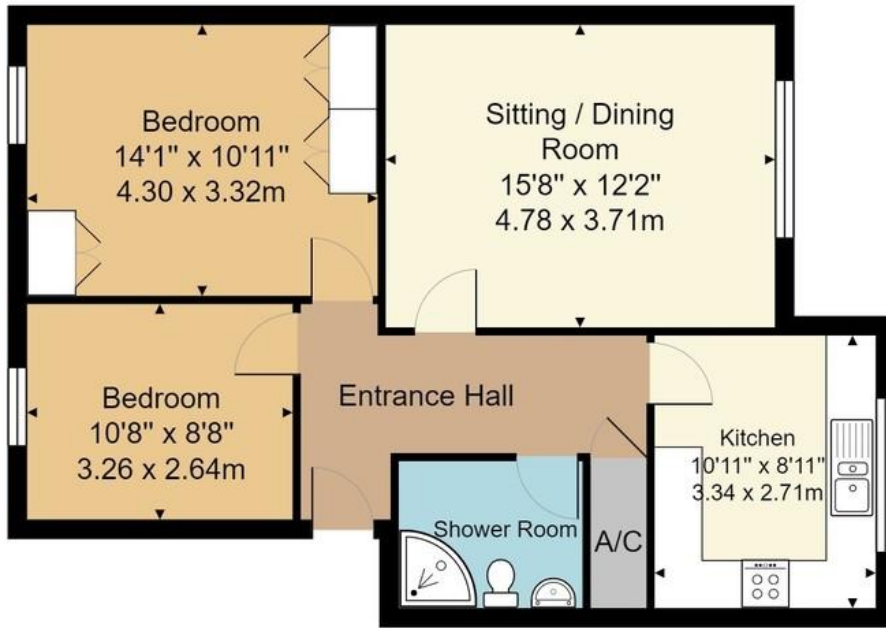
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 697 ft² ... 64.8 m²
(excluding garage)

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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