



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bed Ground Floor Apartment
- St. Johns Location
- Top Of Chain
- En-Suite To Master Bedroom
- Garage And Visitor Parking
- Energy Efficiency Rating: C

Calverley Park Gardens, Tunbridge Wells

£425,000

woodandpilcher.co.uk

2 Calverley Court, 8 Calverley Park Gardens, Tunbridge Wells, Kent, TN1 2JN

Offered as top of chain, a ground floor apartment in this peaceful but convenient location in central Tunbridge Wells. The property has particularly good accommodation space and two bedrooms (one of which has an en-suite shower room and further dressing area) a galley kitchen with woodblock worksurfaces, a further family bathroom and a large principal reception room with especially good space for entertaining. The lounge has views over - and a private door on to - the most attractive communal gardens to the rear. This is a lovely proposition. The property also has a private garage.

ENTRANCE HALL:

Fitted carpet, deep fitted double wardrobe with areas of coat rails and shelving and with an electrical consumer unit. Further deep cupboard with areas of fitted shelving and an unvented water heater. Double partially glazed doors to:

LOUNGE/DINER:

Large L-shape room with good space for table, chairs, 3 piece suite and entertaining. Carpet, textured ceiling, three radiators, various media points, two double glazed sets of windows with views to the communal gardens and a further partially glazed double glazed door offering immediate access to a patio area and, in turn, the communal gardens.

KITCHEN:

Fitted with a range of wall and base units with a complementary wood block work surface. Space for freestanding electric cooker, slim line dishwasher, freestanding washing machine and freestanding fridge-freezer. Inset single bowl stainless steel sink with mixer tap over. Vinyl flooring, wall mounted boiler, textured ceiling. Double glazed window with views of the rear gardens.

BATHROOM:

Fitted with a wall mounted wash hand basin with mixer tap over and a storage unit below, low level wc, panelled bath with mixer tap over and further single head shower attachment. Vinyl flooring, tiled walls, textured ceiling with cornicing, heated radiator, extractor fan.

BEDROOM:

Good sized bedroom with fitted carpets, double glazed windows to the rear garden, radiator, fitted shallow cupboard with areas of coat rail, further areas of fitted shelving, textured ceiling, cornicing.



BEDROOM:

Good sized bedroom with fitted carpets, two 'floor to ceiling' sets of double glazed windows with views over the communal gardens, radiator, textured ceiling, cornicing. Open to a further:

DRESSING AREA:

Fitted carpets, radiator, fitted double wardrobe with areas of coat rail and further areas of shelving. Further door leading to:

EN SUITE SHOWER ROOM:

Fitted with a wall mounted wash hand basin with mixer tap over and storage units below, pedestal wc, corner shower cubicle with fitted sliding glass doors and a single head shower. Vinyl floor, tiled walls, textured ceiling and cornicing, radiator, extractor fan.

OUTSIDE:

The property has the use of attractive communal gardens to the rear and has the benefit of a private garage with additional visitors parking available.

SITUATION:

The property is located a little back from Calverley Park Gardens in the centre of Royal Tunbridge Wells. This affords particularly good pedestrian access to the Town Centre with its excellent social, retail and educational facilities. These include multiple retailers at the Royal Victoria Place and nearby North Farm alongside a host of independent retailers, restaurants and bars principally located between Mount Pleasant and The Pantiles. The town has a number of highly regarded schools at primary, secondary, independent and grammar levels and 2 mainline railway stations, each of which offer fast and frequent service to both London termini and the south coast with Tunbridge Wells station being within a comfortable walk. All of this with the knowledge that you come back to a peaceful flat and beautiful mature gardens!

TENURE:

Leasehold with a share of the Freehold
Lease - 999 years from 25th December 1978
Service Charge - currently £2462.04 per year
No Ground Rent

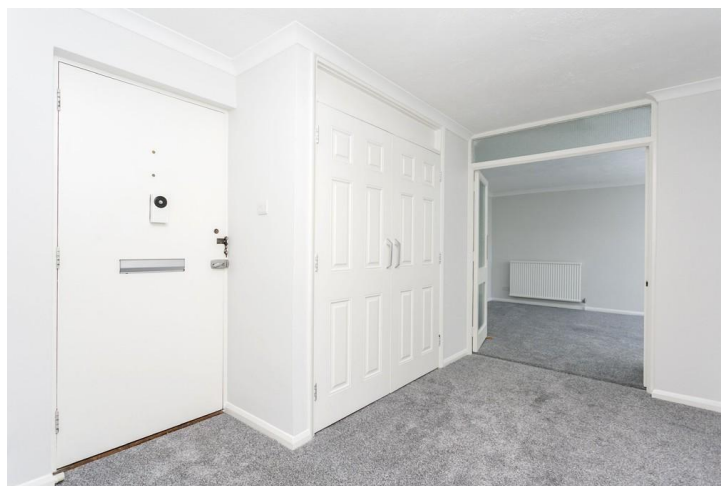
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

E

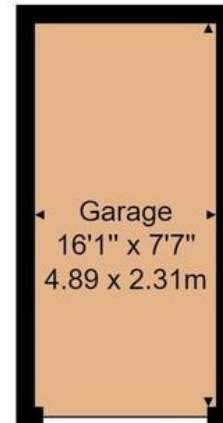
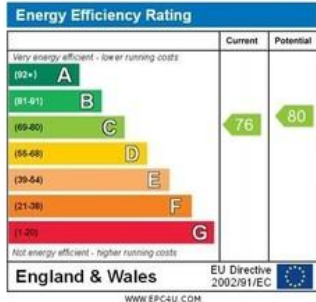
VIEWING:

By appointment with Wood & Pilcher 01892 511211



Apartment Approx. Internal Floor Area
1003 sq. ft / 93.2 sq. m

Garage Approx. Internal Floor Area
122 sq. ft / 11.3 sq. m



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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