



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bed Maisonette
- 8 Years Old
- Central St. Johns Location
- Private Garden
- Allocated Parking Space
- Energy Efficiency Rating: B

**Somerset Road, Tunbridge Wells**

**£350,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



### 30c Somerset Road, Tunbridge Wells, TN4 9PR

This contemporary designed and recently built duplex maisonette is conveniently located within the heart of the St. Johns quarter of Royal Tunbridge Wells surrounded by a wide range of amenities and an excellent selection of schools as well as being able to walk to a choice of main line stations. The property's features include a generous open plan living space with the kitchen area fitted with a range of appliances to include a dishwasher, washer/dryer, fridge/freezer oven and hob. There is a useful downstairs cloakroom and understairs storage. At first floor there are two well proportioned bedrooms and a bathroom fitted with a white suite and attractive wall tiling. Heating is via a gas central heating system with radiators and double glazing helps keep maintenance and fuel bills to a minimum. One of the bedrooms has an air conditioning unit and there are fitted blinds to the windows. Externally the garden area has a small lawn and enjoys a tucked away position to provide privacy and a single allocated parking space is situated within the barriered parking area. With the accommodation arranged over two floors it really feels like a house but with all the benefits that leasehold provides in terms of maintenance. Competitively price to attract homeowners and investors alike, early viewing to avoid missing out is strongly recommended.

The accommodation comprises. Double glazed entrance door to:

#### **ENTRANCE AREA:**

Wood flooring and open plan to:

#### **SPACIOUS COMBINED LIVING SPACE & KITCHEN:**

Fitted with wood flooring, ceiling downlights, windows to front and rear, power points and media points. The kitchen area has been fitted with a range of high gloss wall and base units with contrasting worktops. Comprising of stainless steel under worktop sink with waste disposal and mixer tap. Integrated dishwasher, washer/dryer, fridge/freezer, gas hob with extractor hood above and electric oven. Door to.

#### **INTERNAL LOBBY:**

Understairs storage area and power point, wood flooring.

#### **DOWNSTAIRS CLOAKROOM:**

White low level wc, wash hand basin with mixer tap. Tiled floor, side window, extractor fan.

Stairs from the living area to:

#### **FIRST FLOOR LANDING:**

Window to rear, single radiator.

#### **BEDROOM 1:**

Window to front, radiator, power points, wall lighting, air conditioning unit.

#### **BEDROOM 2:**

Window to front, radiator, power points, ceiling downlights. Large built in double cupboard.



**BATHROOM:**

White suite comprising of a panelled with plumbed in shower having both rainfall head and hand spray, mixer tap, tiled shower area, glazed shower screen, low level wc, wash hand basin with mixer tap and drawers beneath. Tiled floor, chrome towel rail/radiator, mirror with lighting, extractor fan, ceiling downlights, shaver point. Window to rear.

**OUTSIDE:**

A small tucked away garden is situated to the front of the property and includes a small lawn with raised planter and a combination of mature hedge, wall and fence to provide privacy. A side gate providing communal access to the rear.

**PARKING:**

A single parking space is situated very close to the property within the designated parking area accessed through a barrier.

**SITUATION:**

The property is located within the centre of the St. Johns area of Royal Tunbridge Wells which has a particularly well regarded primary school together with a selection of secondary schools including the boys and girls grammar and Skinner school for boys. The property is also close to St. Johns park which is popular for both families, dog walkers and locals and includes areas of meadow land, woodland and various sports facilities. Within easy walking distance is a good selection of retailers with two metro style supermarkets, popular restaurants and public houses and a host of further independent retailers. Beyond this Royal Tunbridge Wells is approximately 1 mile away with its far broader mix of quality independent retailers and national multiples. In the southern portion of the town you will find the Old High Street and historic Pantiles, famous for its pavement cafes and restaurants. For the commuter traveller there is a choice of stations with the nearest being High Brooms approximately 1 mile distance which offers a fast and frequent service to both London and the South Coast with an additional station in the southern part of Tunbridge Wells. Recreational facilities include a number of excellent parks, a wide selection of sports clubs, local gyms and sports centre.

**TENURE:**

Leasehold

Lease - 199 Years From 29 September 2015

Service Charge - currently £1412.14 per year

Ground Rent - currently £350.00 per year and doubles to £700.00 in 2115

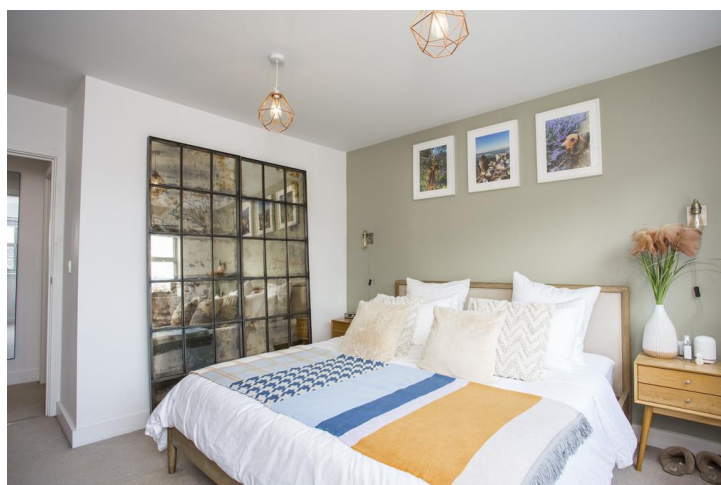
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211







**First Floor**



**Ground Floor**



**Approx. Gross Internal Area 709 ft<sup>2</sup> ... 65.9 m<sup>2</sup>**

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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