



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Ground Floor Apartment
- 2 Bedrooms
- Offered As Top Of Chain
- Good Sized Lounge
- Allocated Parking
- Energy Efficiency Rating: C

Pembury Road, Tunbridge Wells

£250,000

woodandpilcher.co.uk

3 Vista Apartments, Pembury Road, Tunbridge Wells, TN2 3QA

Offered as top of chain, an impressive two bedroom ground floor apartment in this popular contemporary block close to the Pembury Road and Dunorlan Park in Tunbridge Wells. Offered to a high standard and with high specification fixtures and fittings, the property enjoys underfloor heating throughout, two good sized bedrooms, a further impressive contemporary style bathroom and a large open plan lounge/dining/kitchen area with good entertaining space and an impressive and attractive modern fitted kitchen with appliances.

Access is via a solid door to:

ENTRANCE HALLWAY:

Carpeted, wall mounted video entry system, inset spotlights to the ceiling, wall mounted thermostatic control. Door to deep cupboard with wall mounted boiler, electrical consumer unit, hot water cylinder and generous additional storage space. Doors leading to:

BATHROOM:

Fitted with a panelled bath with feature mixer tap over, fitted glass shower screen with single head shower, low level wc, wall mounted wash hand basin with mixer tap over and storage below. Tiled floor, part tiled walls, inset spotlights to the ceiling, extractor fan, large recess with generous size fitted mirror, wall mounted radiator.

BEDROOM:

Carpeted, double glazed windows with a fitted roller blind, fitted double wardrobe, inset spotlights to the ceiling, wall mounted thermostatic control, various media points.

BEDROOM:

Carpeted, double glazed windows to the front with a fitted blind, wall mounted thermostatic control, various media points.

LOUNGE:

Carpeted, double glazed windows to the front and further double glazed door to the front with Juliet balcony, various media points, inset spotlights to the ceiling, good space for lounge furniture and entertaining, wall mounted thermostatic control. Open to:



KITCHEN:

Of a contemporary style and fitted with high gloss wall and base units with a complementary work surface. Generous storage space, integrated dishwasher, washing machine, fridge and freezer. Integrated electric oven and four ring gas hob with stainless steel splashback and feature extractor hood. Inset one and a half bowl stainless steel sink with mixer tap over. Inset spotlights to the ceiling.

OUTSIDE:

With a gated entrance, the property has one allocated parking space and use of the pretty communal gardens.

SITUATION:

Vista Apartments is a modern apartment block close to the junction with Sandhurst Road and the entrance to Dunorlan Park. To this end it offers not only good access to the town centre itself, but also to additional shopping and leisure facilities at nearby North Farm, as well as the A21 trunk road. Tunbridge Wells town centre is readily accessible by foot, car or bus and offers a wide range of social, retail and educational facilities. These include the Royal Victoria Place Shopping Centre and adjacent Calverley Road pedestrianized precinct with a range of primarily independent retailers, bars and restaurants between Mount Pleasant and the Pantiles. The town has two theatres, a multiplex cinema at the aforementioned Knights Park, as well as a good range of sports and social clubs. Tunbridge Wells is rightly renowned for its educational facilities offering a great combination of schools at primary, secondary, grammar and independent levels.

TENURE: Leasehold with a share of the Freehold

Lease - 999 years from 30 June 2011

Service Charge - currently £2620.00 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

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

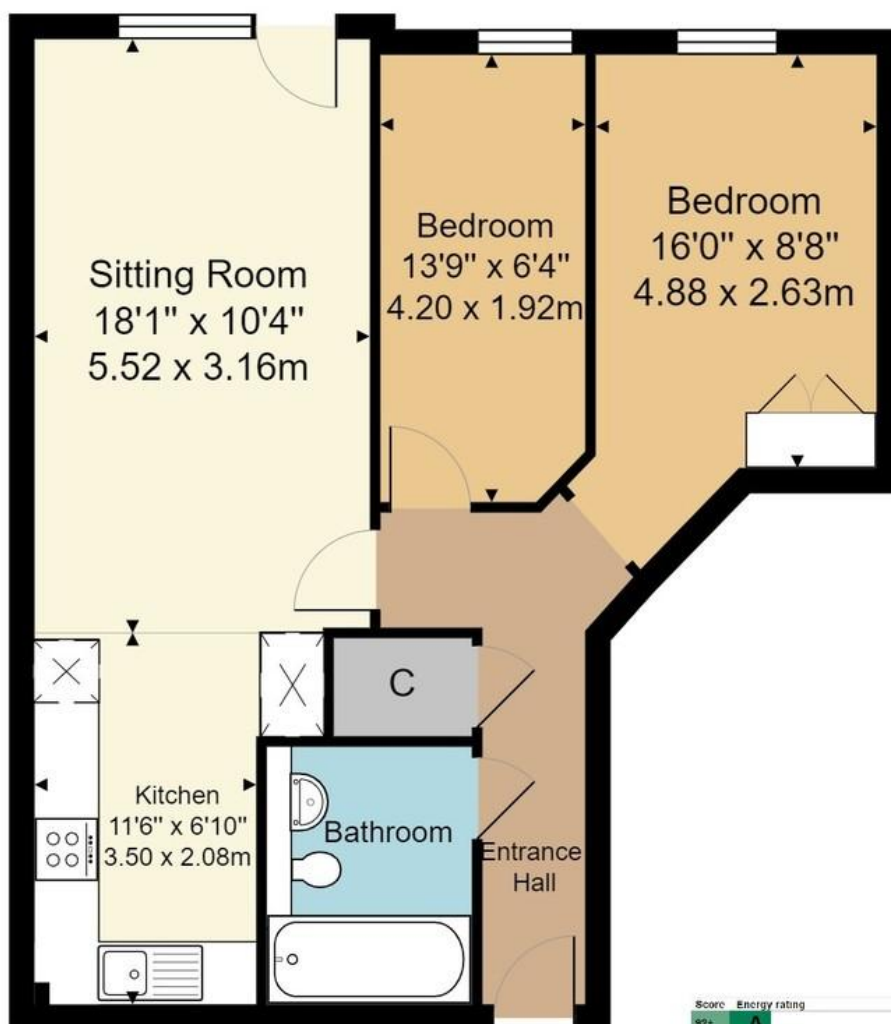
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Underfloor Heating





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	B0 C	B0 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 644 sq. ft / 59.8 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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