



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bed Contemporary Apartment
- First Floor Location
- Offered As Top Of Chain
- Excellent Lounge Size
- Garage En Bloc
- Energy Efficiency Rating: C

Calverley Park Gardens, Tunbridge Wells

£400,000

woodandpilcher.co.uk

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

Offered as top of chain, a first floor apartment in this peaceful but convenient location in central Tunbridge Wells. The property has three bedrooms - of which one has an en-suite shower room - a contemporary kitchen, a further family bathroom and a large principal reception room with good entertaining space and a balcony offering views over most attractive communal gardens to the rear. The property also enjoys a private garage.

Access is via a solid door to:

ENTRANCE HALLWAY:

Carpeted, textured ceiling and cornicing, radiator. Door to an airing cupboard with areas of fitted shelving and a hot water cylinder. Door to cupboard with areas of fitted coat hooks, electrical consumer unit and areas of shelving. Doors leading to:

BEDROOM:

Carpeted, radiator, textured ceiling and cornicing. Good space for double bed and associated bedroom furniture. Double glazed window to the front with a fitted Roman blind.

BATHROOM:

Fitted with a pedestal wash hand basin, low level wc, panelled bath with mixer tap over and single head shower attachment over and fitted glass screen. Carpeted, tiled walls, mirror fronted cabinet, electric shaver point, radiator, textured ceiling and cornicing, extractor fan.

BEDROOM:

Carpeted, radiator. A bank of fitted wardrobes. Space for double bed and associated bedroom furniture. Double glazed windows to the front. Door leading to:

EN SUITE SHOWER:

Fitted with a corner shower cubicle with single shower head, low level wc, pedestal wash hand basin with mixer tap over. Vinyl floor, tiled walls, mirror fronted cabinet, radiator, textured ceiling and cornicing, extractor fan.

BEDROOM:

(Currently used as a study area). Carpeted, radiator, textured ceiling and cornicing. Good areas of fitted wardrobes. Space for a large bed and associated bedroom furniture or for use as a snug/study area. Double glazed window.

KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Integrated electric oven, inset four ring gas hob with tiled splashback and extractor hood over. Integrated dishwasher, washing machine, fridge and freezer. Inset one and a half bowl stainless steel sink with mixer tap over. Vinyl floor, textured ceiling and cornicing. Double glazed window with fitted roller blind.



LOUNGE:

Carpeted, two radiators, textured ceiling and cornicing, various media points. Feature effect fireplace with wooden mantle surround and further areas of polished stone hearth. Excellent space for lounge furniture, dining table and chairs and for entertaining. Dual aspect double glazed windows and double glazed French doors to a small balcony affording views across the large and attractive communal gardens with further double glazed windows to either side.

SMALL BALCONY:

Affording views across the large and attractive communal gardens

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 £2462.02 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:

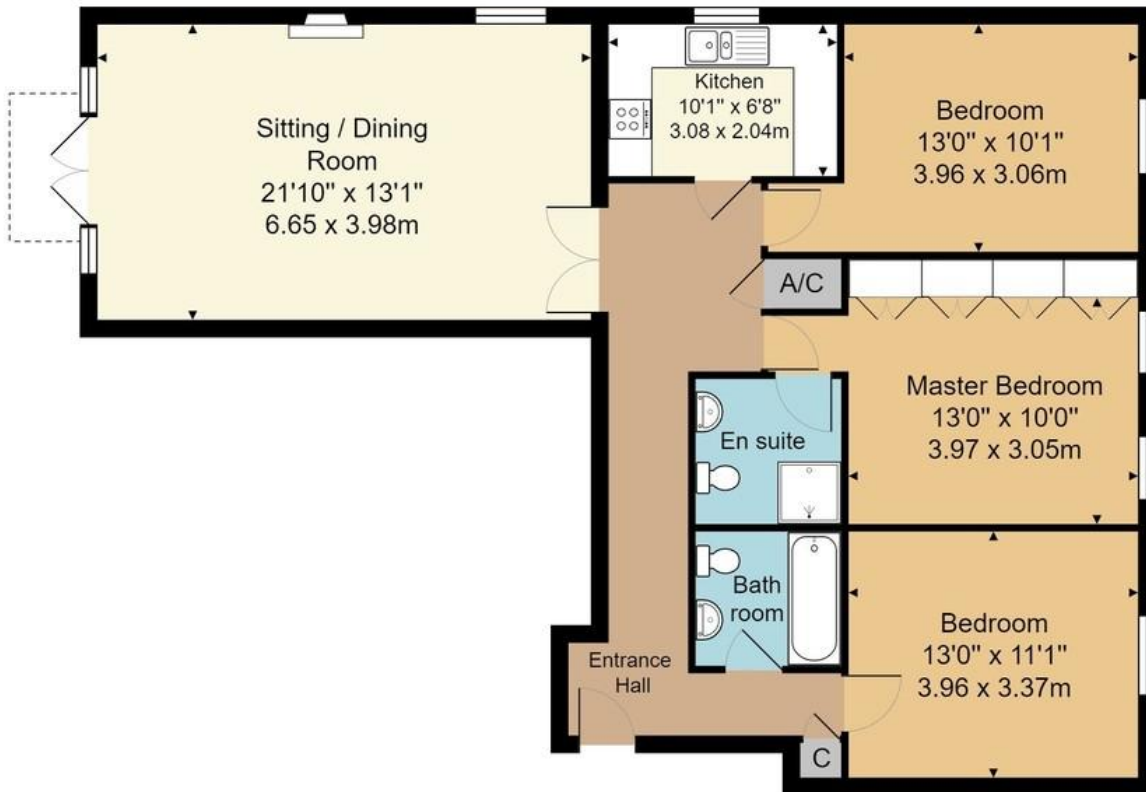
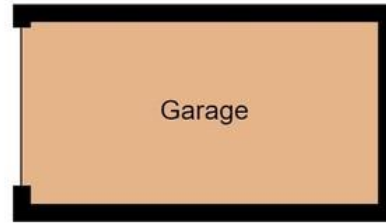
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VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		B1 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 1067 ft² ... 99.1 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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