



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Spacious Top Floor Apartment
- 2 Bedrooms
- Open Plan Lounge/Diner
- Large Private Balcony
- Private ORP & Visitors
- Energy Efficiency Rating: D

**Sandrock Road, Tunbridge Wells**

**£475,000**

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## Flat 30, Sandrock House, Sandrock Road, Tunbridge Wells, TN2 3PZ

Located on the top floor of this attractive, purpose built block, an especially good sized two bedroom apartment offered to an extremely high internal standard throughout and with access from both the master bedroom and the open plan lounge area onto a large private terrace affording views across leafy Tunbridge Wells and ultimately towards the North Downs in the distance. Of particular note to any interested party will be the especially good sized principal living area, a recently installed, contemporary kitchen, and further recently installed contemporary wall mounted electric heaters and - again - good areas of recently installed double glazed windows and sliding patio doors. The property has a secure parking space in the underground car park, use of a lift and generous visitors parking spaces to the front of the main block. It also enjoys use of attractive communal gardens surrounding the property.

Access is via a solid door to:

### ENTRANCE HALLWAY:

Carpeted, areas of fitted coat hooks, cornicing, recently installed contemporary wall mounted 'Dimplex' electric radiator, wall mounted video entry phone. Door to a good sized cupboard with areas of fitted shelving and good general store space and a recently installed contemporary electrical consumer unit. Doors leading to:

### BATHROOM:

Fitted with a panelled bath with mixer tap over and single head shower attachment, fitted glass concertina shower screen, pedestal wash hand basin with mixer tap over, low level wc. Wood effect flooring, tiled walls, wall mounted towel radiator, wall mounted mirror, fitted electric light with shaver point, cornicing, extractor fan.

### BEDROOM:

Carpeted, recently installed contemporary wall mounted 'Dimplex' electric radiator. Good areas of mirror fronted wardrobes. Space for double bed and associated bedroom furniture. Double glazed window and further double glazed Velux window.

### BEDROOM:

Carpeted, recently installed contemporary wall mounted 'Dimplex' electric radiator, cornicing. Areas of mirror fronted wardrobes. Good space for double bed and associated bedroom furniture. Recently installed sliding double glazed patio doors to a large private balcony. Door leading to:

### EN SUITE SHOWER ROOM:

Fitted with a walk in shower cubicle with sliding glass doors and single shower head over, low level wc, wall mounted wash hand basin with mixer tap over and good general storage. Tile effect floor, wall mounted towel radiator, inset spotlights to the ceiling, extractor fan.

### LOUNGE/DINING ROOM:

A particularly large space with excellent room for large lounge furniture, dining table and chairs and entertaining. Various media points, two recently installed contemporary wall mounted 'Dimplex' electric radiators. Open to the recently installed kitchen. A bank of double glazed sliding doors leading to:



**LARGE PRIVATE BALCONY:**

Of an excellent size and accessed either from the master bedroom or the principal lounge. It has retaining brick work and a tiled floor. There is good space for pot plants, garden furniture and loungers etc where appropriate. It affords particularly attractive views of local greenery, the town itself and - in the distance - the North Downs. An absolutely essential feature of this attractive apartment.

**KITCHEN:**

Having been recently installed in an attractive, contemporary style. Fitted with a range of high gloss wall and base units and a complementary wood block work surface. Inset single bowl stainless steel sink with mixer tap over. Integrated 'Bosch' electric oven and inset four ring 'Bosch' induction hob with feature glass splashback and a stainless steel extractor hood. Integrated eye level microwave. Integrated washing machine, slimline dishwasher, fridge and freezer. Inset LED spotlights to the ceiling, good general storage space. Door to an airing cupboard with large unvented water heater and with areas of fitted shelving over.

**OUTSIDE:**

The property has a secure parking space in the underground car park and generous visitors parking spaces to the front of the main block. It also enjoys use of attractive communal gardens surrounding the property.

**SITUATION:**

The property is situated in the St. James quarter of Tunbridge Wells, particularly well placed for access to nearby St. James Church and the town centre. Tunbridge Wells town centre is host to the Royal Victoria shopping arcade and Calverley Road precinct where you will find most of the main high street retailers whilst in the southern part of the town there is an abundance of independent shops, restaurants and cafes as well as the historic colonnaded Pantiles famous for its pavement cafes and wine bars. Tunbridge Wells main line station is approximately 1 miles distance from the apartment and offers commuter services to Charing Cross and London Bridge. Local amenities include the nearby Dunorlan Park with its wonderful boating lake as well as a wide selection of sports clubs to include golf, cricket and rugby, sports centres and gyms and within a short drive you will be in the neighbouring countryside and local villages offering a wide range of country pursuits.

**TENURE:**

Leasehold with a share of the Freehold  
 Lease - 150 Years From 1 January 1989  
 Service Charge - currently £2694.18 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:**

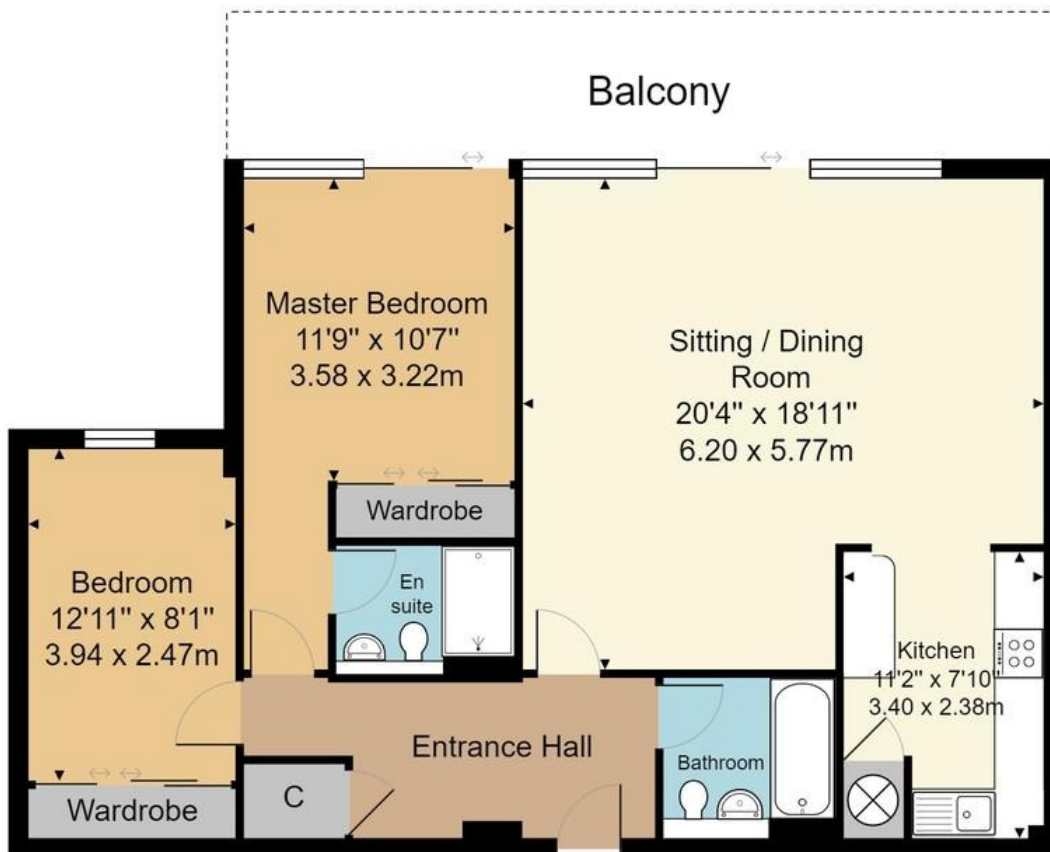
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**VIEWING:****AGENTS NOTE:**

As part of a general refurbishment programme these windows are to be replaced in the goodness of time. We are advised that this work is already pre-funded.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 931 ft<sup>2</sup> ... 86.5 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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