



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Lower Ground Floor Apartment
- 2 Bedrooms
- Offered As Top Of Chain
- Private Courtyard Area
- Allocated Parking Space
- Energy Efficiency Rating: C

Beulah Road, Tunbridge Wells

£280,000

woodandpilcher.co.uk

Flat 1 Edbury Court, 2 Beulah Road, Tunbridge Wells, TN1 2NP

Offered as top of chain and well located to take advantage of proximity to not only St James Church but also Tunbridge Wells town centre, an extremely well presented two bedroom lower ground floor apartment in this attractive period property. The accommodation is of a good size and offers a spacious lounge with bay window to front, a separate kitchen and an especially generous principal bedroom, a further bedroom and family bathroom. Externally the property has a small private seated area immediately adjacent to its private front door, an allocated parking space and use of communal gardens to the rear.

Apartments on St James Road and Beulah Road have proven traditionally very popular with buyers. To this end - given how attractive and liveable the property is we would encourage all interested parties to make an immediate appointment to view.

Partially double glazed door with cat flap opens into:

ENTRANCE LOBBY:

Areas of coir matting, coats hanging areas, low level cupboard and further shoe storage area and inset spot light.

LOUNGE:

Providing excellent space for large lounge furniture and entertaining, radiator, fitted carpet, cornicing, various media points and feature bay window to front comprised of three sets of sash windows each with fitted blinds.

INNER LOBBY

Fitted carpet, radiator, high level electrical consumer unit, wall mounted thermostat and burglar alarm controls.

KITCHEN:

A wide 'galley style' kitchen comprising a range of wall and base units with complimentary work surface, inset single bowl sink with mixer tap over and space for a slimline dishwasher. Integrated appliances include an electric oven, inset 4-ring Lamona electric hob with stainless steel splashback, extractor hood and space for a fridge/freezer. Cupboard housing wall mounted Worcester boiler with space for washing machine and general storage, further areas of shelving, tiled flooring and opaque window to front with fitted blind.

BEDROOM:

Of a generous size with excellent areas of fitted bedroom furniture including mirror fronted wardrobes and bed side cabinets and an additional fitted wardrobe with areas of fitted shelving. Space for a large bed and associated bedroom furniture, fitted carpet, radiator, cornicing and feature bay window to front comprised of three sets of sash windows each with fitted blinds.



BEDROOM:

Space for bed and associated bedroom furniture, fitted carpet, radiator and casement window to rear with fitted blind.

BATHROOM:

Panelled bath with mixer tap and showerhead over with concertina glass shower screen, low level wc, areas of fitted shelving, wall mounted mirror fronted cabinet with further areas of shelving, tiled floor, tiled walls, towel radiator and extractor fan.

OUTSIDE FRONT:

The property has sole use of a small pebbled courtyard area immediately adjacent to the front door affording space for a small table and chairs for entertaining with areas of raised shrub and tree bedding. Single parking space to the main block and steps with a pathway with access to Beulah Road.

OUTSIDE REAR:

There are good sized communal gardens to the rear.

SITUATION:

The property is located towards the top of Beulah Road in central Tunbridge Wells, close to the junction of St James Road. It offers excellent access to the town centre, most especially along Camden Road with its excellent range of principally independent retailers and restaurants. The town itself is a short walk away with a range of retail offerings at the Royal Victoria Shopping Centre and Calverley Road Precinct and a wider range of retailers, restaurants and bars between Mount Pleasant and The Pantiles. The town offers a wide range of social facilities including a number of sports and social clubs, two theatres and a host of highly regarded schools at primary and secondary levels, many of which are readily accessible from the property. Tunbridge Wells benefits from a number of highly regarded parks and Grosvenor & Hilbert Park is a short distance away with the property being broadly equidistant to both Tunbridge Wells mainline stations which offer fast and frequent services to London Termini.

TENURE:

Leasehold with a share of the Freehold
Lease - 999 Years From 25 March 1994
Service Charge - currently £2280.00 per year
Peppercorn Ground Rent

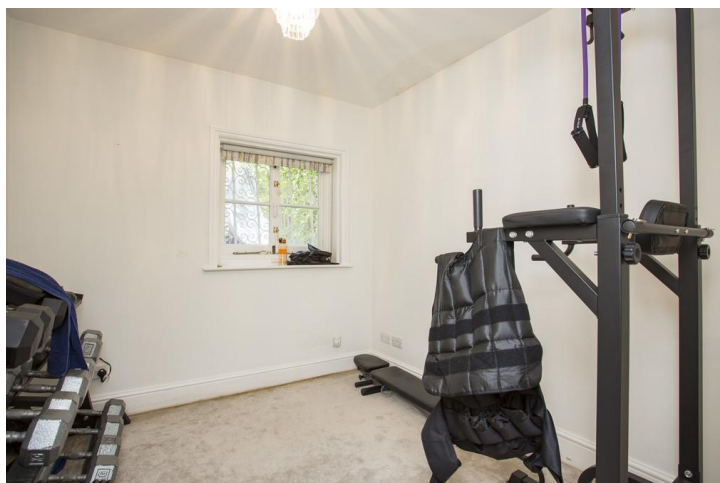
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

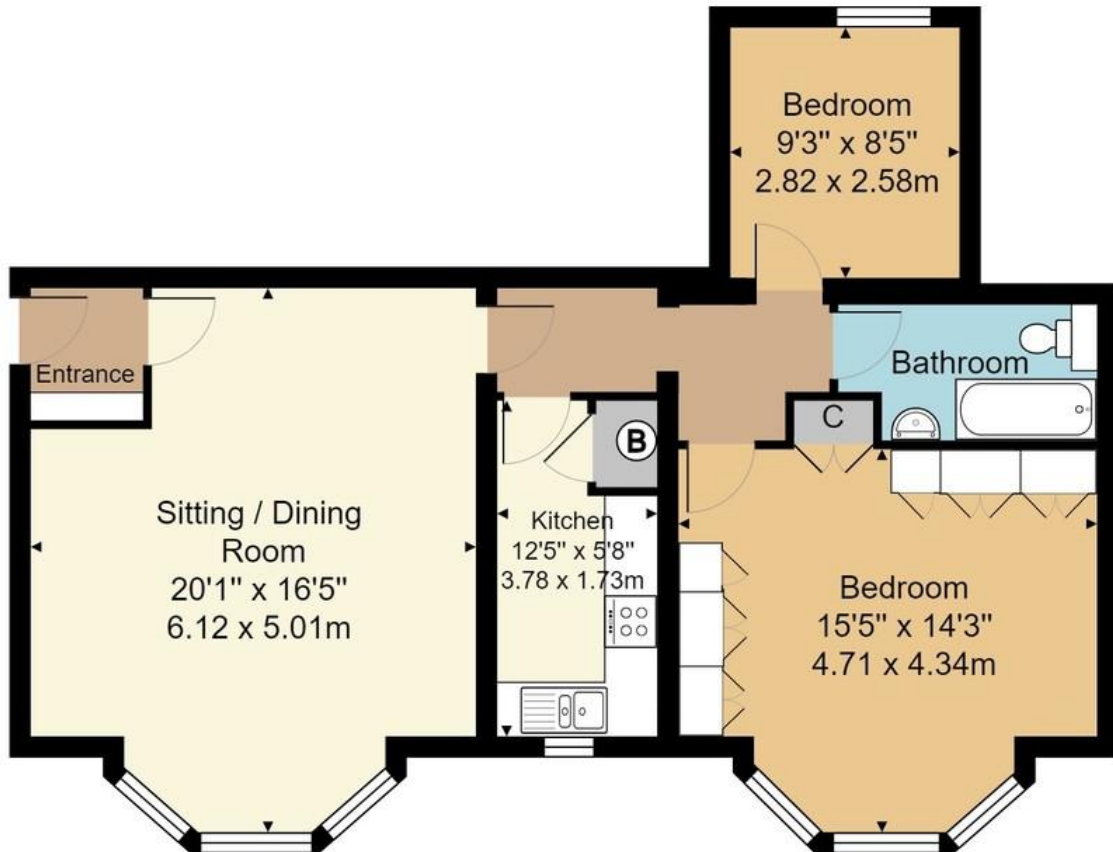
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VIEWING:

By appointment with Wood & Pilcher Tunbridge Wells 01892 511211



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



Approx. Gross Internal Area 785 ft² ... 72.9 m²

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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 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

