



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Spacious G/Floor Apartment
- Desirable 'Village' Location
- Ideal for 1st Time Buyers/Investors
- Generous Main Bedroom
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

Madeira Park, Tunbridge Wells

GUIDE £325,000 - £350,000

woodandpilcher.co.uk

Ground Floor Flat, 2 Madeira Park, Tunbridge Wells, TN2 5SU

A super, period apartment located in the desirable 'village' area of town close to Grove Park and the High Street with all the amenities you would expect on your door step as well as the main line station. The property is one of four apartments within this handsome and well cared for period property at the top of Madeira Park. Entered via the communal hallway the apartment is located on the ground floor of the building and has many period features such as high ceilings, decorative cornice and sash windows. The accommodation comprises of a generous sitting room with bay window and feature fireplace, double bedroom with wood panelling and feature fireplace, bathroom and separate modern kitchen. The second bedroom is separate to the main accommodation so would work really well as a home office or hobby room. The property has no onward chain thereby streamlining the buying process.

ENTRANCE:

Via part glazed entrance door into communal hallway, private apartment door into:

INNER HALLWAY:

An 'L' shaped hall with built in double store cupboard, carpet.

SITTING ROOM:

A spacious sitting room with tall bay window to front, carpet, two radiators. Feature fireplace, built in TV unit and storage with shelving to side.

BEDROOM:

A generous double bedroom with wood panelling to walls, carpet, radiator. Feature fireplace with cast iron inset. Two sash windows to rear with further stained glass window.

KITCHEN:

Fitted with a modern range of wall, base and drawer units with complementary worktop. Built in oven with gas hob and extractor fan over. Further open shelving to wall. Space for washing machine. Inset sink and drainer with mixer tap. Wall mounted gas central heating boiler, vinyl flooring, radiator. Window to rear.



BATHROOM:

Fitted with a panelled bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin with wall mounted vanity cupboard, low level wc. Fitted towel rail, downlights, tiled flooring. Window to rear.

BEDROOM 2/STUDY:

Accessed via the communal hallway. A good sized room which would be ideal for anybody working from home needing a home office or a hobby room with feature fireplace, built in hanging space, carpet, radiator. Window to front

SITUATION:

The location is particularly desirable offering immediate access to many of the best parts of Tunbridge Wells itself. This includes immediate pedestrian access to both The Grove public park and The Compasses public house with The Pantiles, Chapel Place and the old High Street and railway station a further short walk away. We consider the apartment an ideal purchase for anybody seeking to enjoy the best that Tunbridge Wells has to offer at their very doorstep.

TENURE:

Leasehold

Lease - New 99 year lease will be granted

Service Charge - currently £1200.00 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:

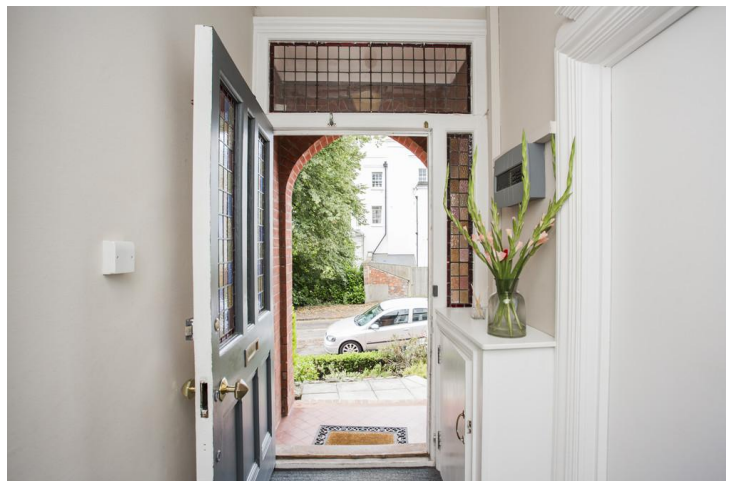
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VIEWING:

By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-63	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 753 ft² ... 70.0 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

