



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Ground Floor Flat
- One Bedroom
- Private Entrance
- Allocated Parking for Two
- Communal Gardens
- Energy Efficiency Rating: D

**Sandhurst Road, Tunbridge Wells**

**£239,950**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



### **Flat A, Monks Horton, Sandhurst Road, Tunbridge Wells, TN2 3JU**

This imposing Victorian conversion plays host to a number of impressive apartments including this lovely one bedroom ground floor apartment sited at the back of the building providing an aspect over the communal gardens. Offering well-proportioned accommodation, you access the apartment through a private entrance and step into the spacious entrance hall which also has use as a dining hall. The spacious living room is to the left and can accommodate a working from home station as well as relaxing and entertaining spaces. There is a modern kitchen with ample storage and all the expected appliances.

A double bedroom has a built-in cupboard and beautiful parquet floor as well as an aspect over the garden. The large, modern bathroom has both bath and step in shower cubicle.

Outside there are two allocated parking spaces, the communal gardens in addition to another room which has its own separate secure access and was previously used as a dog grooming studio but could be altered for other purposes or simply storage.

Being sold with NO CHAIN.



Composite front door with glazed panel leading to:

**ENTRANCE/ DINING HALL:**

Spacious entrance hall with wood flooring, cupboard housing combination boiler, radiator.

**KITCHEN:**

Front aspect double glazed window, fitted with cream cupboards and drawers with contrasting work surface and tiled splashbacks, space for washing machine and fridge freezer, integrated dishwasher, 1½ sink unit with drainer and mixer tap, halogen hob with electric oven under, extractor hood, wooden floor.

**LIVING ROOM:**

Rear aspect double glazed window, ceiling rose, moulded cornices, radiator, cupboard to side of chimney, phone, and TV points.

**BEDROOM:**

Rear aspect double glazed window, radiator, built in cupboard, parquet floor.

**BATHROOM:**

Side aspect double glazed window, panel enclosed bath with mixer tap and handheld attachment, W.C, basin set into vanity with drawers under, tiled splashbacks, corner shower cubicle with electric MIRA shower, heated towel rail.

**OUTSIDE:**

Two allocated parking spaces by front door, visitor parking, separate storeroom away from the flat with power and light, previously used as a dog grooming room, communal gardens comprising patio areas and lawn.

**SITUATION:**

The property is located on Sandhurst Road, close to High Brooms mainline station which offers fast and frequent services to both London, Hastings, and Tunbridge Wells itself. Local amenities include local bus stop, a nearby Tesco supermarket with the main town centre being a little over 1 mile distant offering a wider variety of retail outlets within the Royal Victoria Place shopping centre and Calverley Road pedestrianized precinct. A little further south you will find the old High Street and historic Pantiles famous for its pavement cafes and restaurants associated with this historic spa town. Tunbridge Wells is particularly well served with schooling at primary, secondary, grammar and independent levels with a good number of the schools readily accessible from this property.

**TENURE:** Leasehold with a share of the Freehold

Lease 999 Years From 25 March 2001

Service Charge - currently £1,151.70 per year

Ground Rent - Peppercorn

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:** B

**VIEWING:** By appointment with Wood & Pilcher 01892 511311

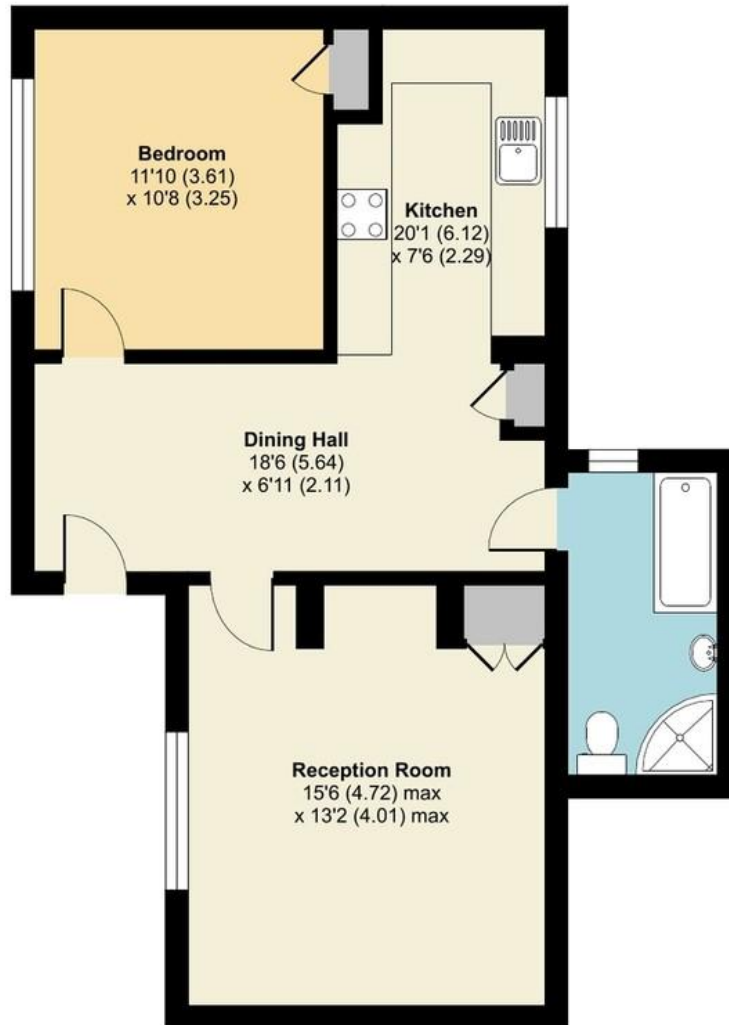


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

# Sandhurst Road, TN2

Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2023. Produced for Wood & Pilcher. REF: 1024735

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