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PILCHER**

*Sales, Lettings, Land & New Homes*



- Ground Floor Apartment
- Central TW Location
- Opportunity to Modernise
- Several Period Features
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: C

**Dudley Road, Tunbridge Wells**

**GUIDE £175,000 - £190,000**

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



## Ground Floor Flat, 26 Dudley Road, Tunbridge Wells, TN1 1LF

Located centrally in Tunbridge Wells, this property offers a residents permit parking scheme (see Agents Note) and easy access to Tunbridge Wells main line railway station as well as the Pantiles. The well proportioned, bright one bedroom apartment benefits from several period features including large feature fireplace, high ceilings and ceiling decoration as well as an open plan kitchen/sitting room living. A glance at the attached photographs and floorplan will show what an opportunity this is for first time buyers and investors alike. Whether a first space to make your own or a practical option to expand your portfolio, we encourage all interested parties to make an appointment at your earliest opportunity.

Access is via a solid door to:

### ENTRANCE HALLWAY:

Carpeted, inset spotlights to the ceiling, areas of wooden panelling, door to understairs cupboard with good general storage space and washing machine. Door leading to:

### LOUNGE:

Carpeted, radiator, high level skirting boards, areas of period cornicing, picture rail, ceiling rose, various media points. Cast iron fireplace inset with period mantelpiece. Good space for lounge furniture and for entertaining.





Fitted cupboard housing wall mounted 'Alpha' boiler and further lower level cupboard housing the electrical consumer unit and meters etc. Double glazed windows to the front with fitted blind. Open to:

**KITCHEN:**

Fitted with a range of wall and base units and a complementary work surface. Inset sink with mixer tap over. Integrated electric oven with inset four ring gas hob. Fridge. Wood effect flooring, part tiled walls, general storage space, inset spotlights to the ceiling.

**BEDROOM:**

Carpeted, radiator, areas of period cornicing, high level storage space, TV point. Space for bed and associated bedroom furniture. Large sash window with fitted blind.

**SHOWER ROOM:**

Fitted with a pedestal wash hand basin with taps over, low level wc, shower with fitted 'Mira Sport' electric shower unit with single head over, concertina fitted glass doors. Wood effect vinyl flooring, radiator, small wall mounted mirror fronted cabinet, wall mirror, inset spotlights to the ceiling, extractor fan. Window to rear with fitted blind and window to side.

**SITUATION:**

Dudley Road is a popular residential road in the very centre of Tunbridge Wells offering immediate access to both the Royal Victoria Place shopping precinct and the associated Calverley Road, alongside a host of independent retailers, restaurants and bars located principally between Mount Pleasant and the Pantiles. The property also affords excellent access to Tunbridge Wells main line railway station which offers fast and frequent services to both London termini and the South Coast. Properties of this style have generally been a great interest to both investors and first time buyers.

**TENURE:**

Leasehold with a share of the Freehold

Lease - 999 years from 1 January 2004

Service Charge - currently on an ad-hoc basis

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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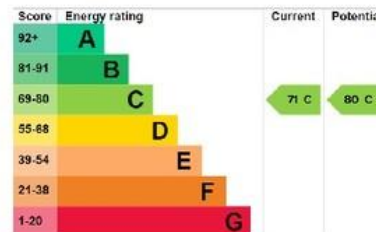
**VIEWING:**

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.





## Approx. Gross Internal Area 413 ft<sup>2</sup> ... 38.4 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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