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PILCHER**

Sales, Lettings, Land & New Homes



- First Floor 1 Bed Apartment
- Handsome Period Building
- Open Plan Living Area
- Generous Master Bedroom
- On Street Parking
- Energy Efficiency Rating: C

Oakdale Road, Tunbridge Wells

GUIDE £250,000 - £265,000

woodandpilcher.co.uk

Flat 2, 11a Oakdale Road, Tunbridge Wells, TN4 8DS

Situated within a handsome period building is this beautifully presented, first floor apartment. The property enjoys a good sized entrance hallway, open plan living area with a lovely bright bay window with a contemporary kitchen having wooden flooring. The generous double bedroom has a large sash window enjoying a green outlook to the rear. The bathroom has a bath with shower over and also benefits from a built-in utility area with plumbing and power for washing machine and tumble dryer. This beautiful apartment enjoys a desirable location in the lower area of Mount Ephraim which is a short walk to the town centre and main line station so an early viewing is thoroughly recommended.

Entrance into communal hallway with stairs leading to the first floor landing. Private entrance into:

HALLWAY:

A generous 'L' shaped hallway with wooden flooring, radiator. Leading through to:

OPEN PLAN LIVING AREA:

A beautifully presented room enjoying period features such as high ceilings and picture rails with large sash bay window to the front and wooden flooring throughout. There is a contemporary kitchen with a good range of wall and base units with complementary worktop and tiled splashback. Further window to side. Space for fridge/freezer. Inset sink and mixer tap. Built-in oven with gas hob and extractor fan over. Concealed wall mounted gas central heating boiler (installed in January 2021).

BEDROOM:

A particularly generous bedroom with sash window providing views over the rear garden. Built-in wardrobe and further built-in shelving, carpet, radiator.

BATHROOM:

Fitted with a suite comprising of panelled bath with shower over, low level wc, pedestal wash hand basin. Vinyl flooring, part tiling to walls, radiator. Included within the bathroom is a very useful utility area with worktop and spaces underneath with plumbing and power for washing machine and tumble dryer and shelving above. Sash window to the rear.



OUTSIDE REAR:

There is a communal garden to the rear for the residents to enjoy.

PARKING:

There is on street parking in the surrounding area.

SITUATION:

The property is located with excellent proximity to the town centre and Common. Tunbridge Wells town centre is a short distance away and enjoys an excellent mix of both independent and multiple retailers, with the latter primarily found at the Royal Victoria Place Shopping Centre and associated Calverley Road and with a further impressive selection of independent retailers, restaurants and bars principally located between the top of Mount Pleasant and the Pantiles. The town has a number of sports clubs and societies - including two theatres - and a good number of highly regarded schools at primary, secondary, independent and grammar levels. The town also enjoys a main line railway station offering links to both London and the South Coast.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 Years From 16 June 2010

Service Charge - currently £600.00 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:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 542 ft² ... 50.3 m²

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