



WARBERRY PARK GARDENS  
TUNBRIDGE WELLS - £675,000

# 1 Warberry Park Gardens

Tunbridge Wells, TN4 8GE

**Entrance Hallway - Kitchen/Dining Room - Cloakroom - Lounge With Private Balcony - Bedroom - Bedroom With En Suite Shower Room & Balcony - Bedroom With En Suite Bathroom - Private Terrace Open To Communal Gardens - Garage - Car Parking Space**

A well presented and spacious contemporary town house in this superior gated development with private parking, balconies and a further private terrace enjoying views over and access onto attractive communal gardens and woodland to the rear. Arranged over three stories, the property enjoys two principal reception rooms - one of which enjoys the aforementioned terrace and the other a private balcony - three particularly good sized bedrooms arranged over the upper two floors: two of which enjoy en suite facilities and one of which has a further private balcony with views. The property has a private parking space and integral garage and the advantages of being located in a secure gated development with entry phone system.

Access is via a partially glazed door with two inset glass panels leading to:

#### **RECEPTION HALLWAY:**

Tiled floor, radiator, wall mounted alarm pad, wall mounted thermostat control, inset spotlights to ceiling, stairs to first floor. Door to deep understairs storage cupboard with good storage space and additional fitted coat racks. Alarm control panel. Doors leading to:

#### **DOWNSTAIRS CLOAKROOM:**

Tiled floor, wall mounted wash hand basin with tiled splashback, low level wc, extractor fan, inset spotlights, radiator. Electrical consumer unit.

Integral door to GARAGE: A generous and wide garage with electric roller door, good space for additional storage and mains power.

#### **KITCHEN/BREAKFAST ROOM:**

Fitted with a range of contemporary wall and base units with complimentary work surface. Integrated washer/dryer, inset four ring 'Neff' hob with stainless steel splashback and feature 'Neff' extractor hood over. Inset fitted electric oven with further fitted 'Neff' microwave. Integrated fridge and freezer. Inset one and a half bowl stainless steel sink with mixer tap over and tiled splashback. Good space for table, chairs and entertaining. Tiled floor, inset spotlights to ceiling, single radiator, various media points. Double glazed French doors lead to the garden with further double glazed panels to either side and fitted vertical blinds.



Stairs to **FIRST FLOOR LANDING**: Carpeted, inset ceiling spotlights. Stairs to second floor. Door to cupboard with generous storage space. Wall mounted entry phone. Doors leading to:

#### **LOUNGE:**

Engineered wooden flooring, various media points, two radiators. Double glazed windows to the front with fitted vertical blinds, double glazed French doors to the rear with further double glazed panels to either side, fitted vertical blinds and accessing a private **BALCONY** with feature glass panels affording good views of the communal gardens. Particularly good space for furniture and entertaining.



#### **BEDROOM:**

Of a particularly good size and with dual aspect double glazed windows to both front and side with fitted vertical blinds. A good space for large bed, two radiators, inset spotlights to ceiling, various media points and further generous space for wardrobes and other bedroom furniture.

#### **SHOWER ROOM:**

Wall mounted wash hand basin with mixer tap, low level wc, glass door to walk in single shower with a single shower head. Fitted wall mirror and mirror fronted cabinet, areas of glass shelving, tiled walls and floor. Opaque double glazed window to front. Inset spotlights, towel radiator.

Stairs to **SECOND FLOOR LANDING**: Carpeted, loft access hatch. Inset ceiling spotlights. Doors leading to a deep airing cupboard with generous hot water cylinder and good areas of fitted shelving. Doors leading to:

#### **BEDROOM:**

Of a good size with ample space for bed and further furniture, built in double wardrobe, radiator. Double glazed French doors with further panels to either side leading to a further and separate private **BALCONY** affording views over the communal gardens and beyond. Door to under eaves storage, various media points. Further door leads to:

#### **EN SUITE SHOWER ROOM:**

Low level wc, wall mounted wash hand basin with mixer tap over, large walk in shower with fitted doors and single shower head. Feature uplighters and inset downlights, fitted shelving. Tiled floor, towel radiator, extractor fan.

#### **BEDROOM:**

Of a good size with fitted carpets, double height, double glazed windows to the side with fitted blinds. Ceiling rising to an apex and areas of exposed woodwork. Door to under eaves storage, radiator, various media points. Door leading to:

#### **EN SUITE BATHROOM:**

Panelled bath with fitted glass shower screen, mixer tap and single shower head, low level wc, wall mounted wash hand basin with mixer tap over. Tiled floor, part tiled walls, radiator. Areas of sloping ceiling, inset spotlights, extractor fan.



**OUTSIDE:**

The property enjoys a gated communal entrance operated via an entry phone. Single parking space adjacent to house and integral garage. The property has a small patio area to the rear of the kitchen/breakfast room and then enjoys use of the communal grounds beyond.

**SITUATION:**

The property is located in an upmarket area of Tunbridge Wells to the rear of Mount Ephraim and some 1 mile distant from the town centre itself. Royal Tunbridge Wells has an excellent mix of social, retail and educational facilities, including a number of sports and private clubs. It also offers a combination of independent retailers and restaurants with further multiple facilities being found at the Royal Victoria Place and adjacent Calverley Road pedestrianised precinct. There are a host of highly regarded schools at primary, secondary, grammar and independent levels, many of which are accessible from the town house. The town enjoys two main line rail stations offering fast and frequent services to both London termini and to the South Coast.

**TENURE:**

Freehold

Estate Service Charge - currently £932.28 per year

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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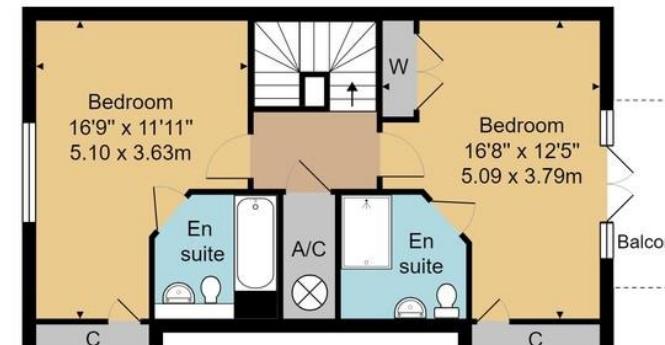
**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



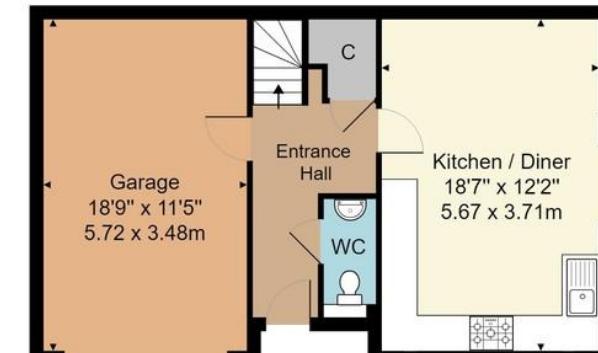
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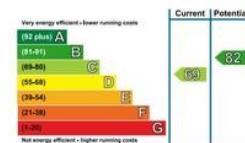
Second



First Floor



Ground Floor



Approx. Gross Internal Area  
(Includes Garage)  
1684 sq. ft / 156.5 sq. m

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.