



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Over 60's Retirement Apartment
- One Double Bedroom
- Warden Assisted & 24 Hour Care Line
- Close To Town Centre
- Gated Parking
- Energy Efficiency Rating: C

**Park Road, Tunbridge Wells**

**£195,000**

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

**Flat 1 Pegasus Court, 11 Park Road, Tunbridge Wells, TN4 9JR**

This light and airy ground floor retirement apartment is well presented throughout with an open plan sitting/dining area with double doors opening to a small patio area, separate kitchen, spacious hallway with ample storage and doaks cupboards, one large double bedroom with fitted wardrobes and a modern shower room. Pegasus Court is a well regarded retirement building having its own on-site warden and 24 hour care line as well as a residents lounge which hosts occasional social events and pretty communal gardens to enjoy. In addition there is a visitors suite which can be booked for a small charge. The property also benefits from no onward chain which will streamline the buying process.

**COMMUNAL ENTRANCE HALL:**

Front door into:

**ENTRANCE HALL:**

Three storage cupboards, one housing the consumer unit and electric meter, one housing the hot water tank with slatted shelving and one for storage/coats and shoes. Tunstall emergency alarm system, electric radiator.

**SITTING ROOM:**

Double glazed double doors to small patio. Two electric radiators, electric fireplace with ornate surround. Heating thermostat, telephone point.

**KITCHEN:**

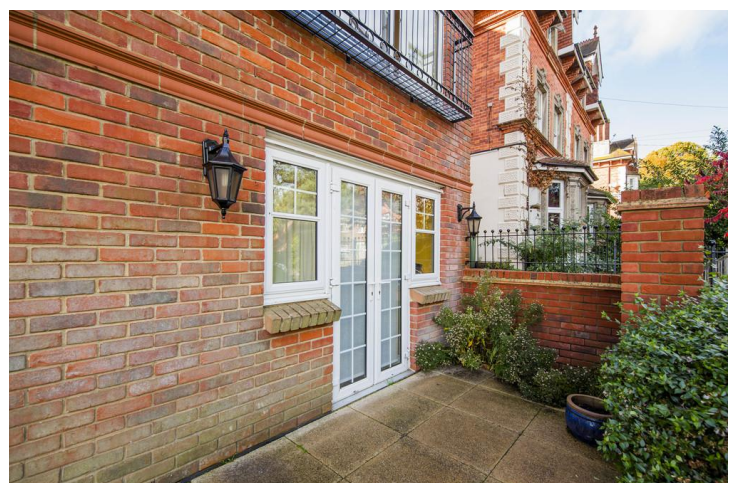
Fitted with a range of wall and floor cupboards and drawers in a cream shaker style and finished with contrasting work surfaces and splashback. Sink unit with mixer tap and drainer. Inset halogen hob and eye level oven. Integrated dishwasher and washing machine. Fridge/freezer. Double glazed window to side.

**BEDROOM:**

Double glazed window to front. Double built in wardrobe. Electric radiator.

**SHOWER ROOM:**

Fitted with a suite comprising double shower cubide with thermostatic controls and hand held attachment, wash hand basin inset to vanity unit, wc. Tiled walls, heated towel rail, shaver point, extractor.



**OUTSIDE:**

There are communal gardens for the residents to enjoy to the rear of the property. Off road parking available on a first come, first served basis.

**SITUATION:**

The property is located on Upper Grosvenor Road. The Royal Victoria Place shopping precinct and Calverley Road pedestrianized areas are a short walk away, as is the recently refurbished Grosvenor and Hilbert Park. A beneficiary of a large grant, this exciting outdoor space hosts areas of medieval woodland, alongside football and sports pitches, ornamental lakes, wetland features and cafeteria - a real jewel in Tunbridge Wells' crown! Tunbridge Wells offers an excellent mix of social, retail and educational facilities and beyond the aforementioned precincts, there are a host of impressive independent retailers and restaurants located along Mount Pleasant, the old High Street, Chapel Place and The Pantiles. The town has a host of excellent schools and the property is well placed to take advantage of such facilities.

**TENURE:**

Leasehold

Lease - 125 Years From 1 January 2003

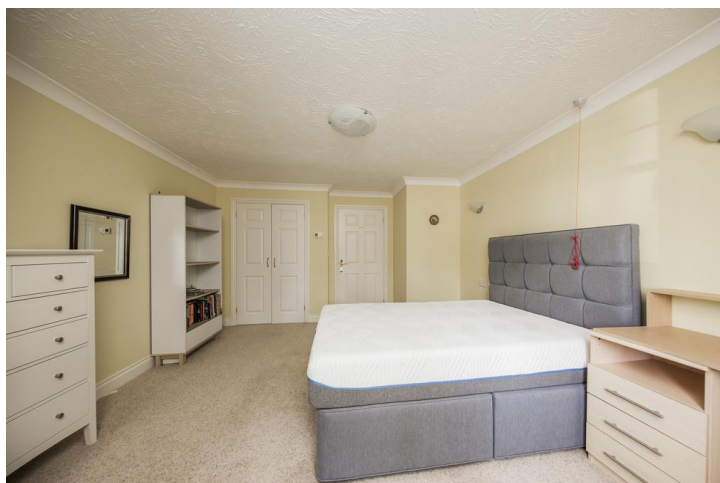
Service Charge - currently estimated £4300.00 per year

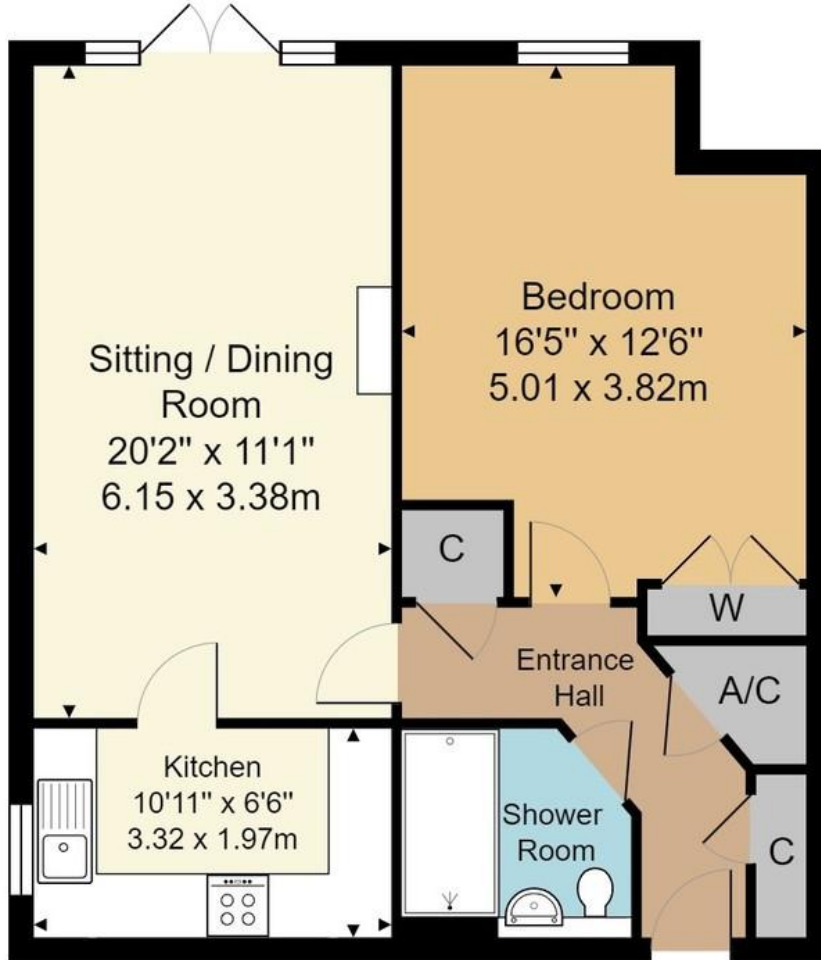
Ground Rent - currently £359.00 per year - next review 1.1.2028

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:****VIEWING:**

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 632 ft<sup>2</sup> ... 58.8 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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