



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Apartment
- Two Double Bedrooms
- Ensuite & Bathroom
- Open Plan Living Room/ Kitchen
- Allocated Parking
- Energy Efficiency Rating: C

Pembury Road, Tunbridge Wells

£325,000

woodandpilcher.co.uk

4 Fairfax Mews, Pembury Road, Tunbridge Wells, TN2 3QS

Situated on the first floor of this modern block, which is positioned in a central yet quiet location, is this very well presented two bedroom apartment.

Stepping straight into the open plan living room/ kitchen it feels like a warm and welcoming space. The kitchen is finished in a contemporary gloss grey with Minerva worksurface and breakfast bar and has integrated fridge/ freezer, dishwasher and Butler sink. There are dual aspect windows providing lots of light, and a green aspect to the side. A useful utility cupboard hides the wall mounted combination boiler and washing machine as well as providing storage space.

There is a very spacious principal bedroom with built in wardrobes, and double sliding doors opening to a Juliet balcony providing a very pleasant and green aspect towards Dunorlan Park. There is a modern ensuite shower room with fixed waterfall shower head and vanity unit. The second bedroom is also a double room and there is a modern family bathroom finished to the same high standard as the ensuite.

Externally there is an allocated parking as well as visitors parking, and a useful communal bike store.

Viewing is highly recommended to appreciate the quality finish and situation of this apartment.

COMMUNAL ENTRANCE HALL:

Stairs to first floor. Wood front door into:

LOUNGE/KITCHEN:

Lounge: Double glazed window to rear, two radiators, ceiling spotlights, TV point, telephone entry system.

Kitchen: Fitted with a range of modern gloss grey cupboard and drawers with minerva work surface and riser. Integrated dishwasher, fridge/freezer and wine cooler. Butler sink with mixer tap. Inset induction hob with electric oven under and extractor hood above. Karndean flooring, breakfast bar, ceiling spotlights. Double glazed window to side.

Large cupboard housing space and plumbing for washing machine, wall mounted boiler plus storage space.

BEDROOM:

Double glazed window to side, radiator, ceiling spotlights.



BATHROOM:

Fitted with a suite comprising panel enclosed bath with fixed waterfall head, handheld attachment, thermostatic controls and concealed filler with folding glass screen, wash hand basin with vanity drawers under and waterfall tap, wc. Tiled walls and floor, heated towel rail, ceiling spotlights, extractor. Frosted double glazed window to the side.

BEDROOM:

A large double bedroom with built in wardrobes with mirror fronts, radiator, ceiling spotlights. Double glazed window to side and double doors with Juliet balcony.

EN-SUITE:

Fitted with a suite comprising double shower cubide with waterfall head and handheld attachment, wc, wash hand basin with vanity drawer and waterfall tap. Tiled walls and floor, heated towel rail, ceiling spotlights, extractor. Frosted double glazed window to the front.

OUTSIDE FRONT:

There is one allocated parking space and visitors parking. Communal bike shed and rack.

SITUATION:

The property offers not only good access to nearby Dunorlan Park and Calverley Grounds but also level access to the towns principal shopping centre, the Royal Victoria Place and Tunbridge Wells main line station, both being a modest walk away. Beyond this the town has a wider range of primary independent retailers located between Mount Pleasant and the Pantiles as well as the North Farm Retail Park a little over a mile distance. The town has two theatres, a number of sports and social clubs and two main line railway stations providing services to both London and the South Coast. The highly regarded Centaur bus service stops in the immediate area and offers further coach services to central London.

TENURE:

Leasehold

Lease - 250 Years From And Including 1 April 2017

Service Charge - currently £955.21 per year including buildings insurance.

Ground Rent - currently £150.00 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

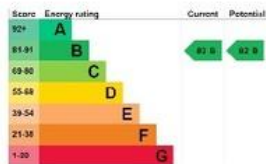
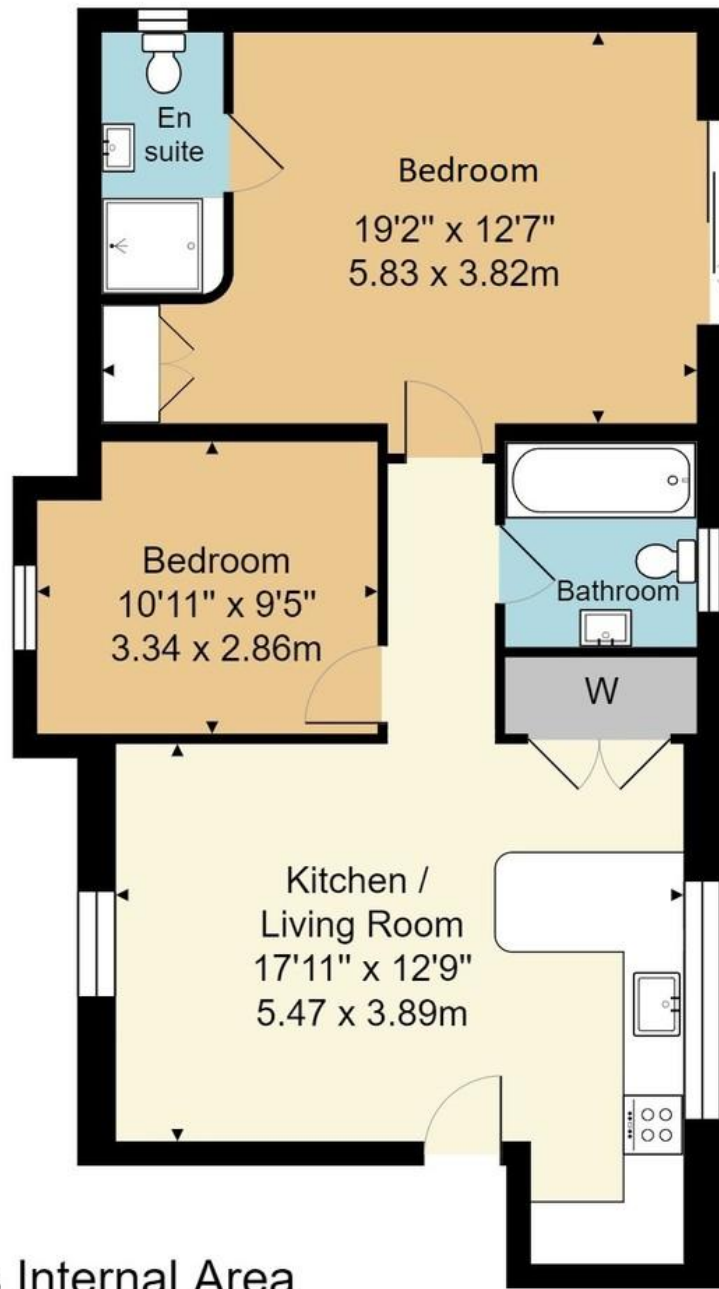
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area
710 ft² ... 65.9 m²

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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