



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Double Bedroom Apartment
- Historic Pantiles Location
- Share of Freehold
- Grade II Listed Building
- Residents Permit Parking (see note)
- Energy Efficiency Rating: N/A

Nevill Street, Tunbridge Wells

£299,000

woodandpilcher.co.uk

11 Pantiles House, Nevill Street, Tunbridge Wells, TN2 5TT

This is a rare opportunity to acquire a two double bed roomed second floor apartment, with a share of the freehold in a Grade II period building, located upon the entrance to the historic Pantiles. The property itself is situated to the rear of the building away from the main road and has mixed rooftop views across other period buildings that form the Pantiles. The living room enjoys a bright double aspect with other features including a master bedroom with en suite shower room with the further double bedroom having use of a generous bathroom. The kitchen is open plan to the living space and includes a range of appliances. Heating is provided by a recently installed gas boiler with radiators. If you are looking for a well proportioned apartment within a vibrant Spa town then this truly is one home you should view without delay.

The accommodation comprises: Security controlled entrance gives access to the entrance lobby where there is a choice of lift of stairs to the second floor. Private entrance door to:

ENTRANCE HALL:

Entry phone, ceiling downlights, built in cupboard containing the 'Megaflo' hot water cylinder.

OPEN PLAN LIVING ROOM & KITCHEN:

The living area has two single radiators, double aspect windows and ceiling downlights, power points. Open aspect to kitchen area which has been fitted with a range of wall and base units with work surfaces over. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Integrated washer/dryer, dishwasher, fridge/freezer, electric oven and hob with filter hood above. Tiling adjacent to the worktops, ceiling downlights, wood effect flooring.

BEDROOM 1:

Window to rear, single radiator, fitted wardrobes, ceiling downlights, power points.

EN SUITE SHOWER ROOM:

White pedestal wash hand basin with mixer tap, shower cubicle with plumbed in shower, low level wc. Tiled splashback areas and floor. Ceiling downlights, extractor fan.

BEDROOM 2:

Window to rear, single radiator, ceiling downlights, power points.



BATHROOM:

White suite comprising of low level wc, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower spray. Heated towel rail, tiled floor, local tiling, ceiling downlights, extractor fan.

SITUATION:

The property is set upon the entrance to the historic Pantiles which is a pleasant colonnaded walkway situated on the southern side of the town centre opposite the Common which is a fine recreational area of park and woodland. During the summer months the Pantiles plays host to local farmers market and jazz evenings, whilst its selection of restaurants, cafes and bars make it a popular to meet and sample the atmosphere of this vibrant and busy Spa town. Close by you will find the Old High Street with its mix of independent retailers, the Grove and Calverley Grounds public parks. The main retail centre is approximately 0.5 mile distance to the north which includes the Royal Victoria Place shopping centre and the Calverley Road precinct. Tunbridge Wells has a main line station offering a fast and frequent service to both London and the South Coast and the station is only a modest walk from the apartment. In general the area is well served with good schooling both state and independent for children of all age groups. Recreational facilities include golf, cricket, lawn tennis and rugby clubs, local parks and the Common, two theatres, the Tunbridge Wells Sports & Indoor Tennis Centre, whilst out of town the Knights Park Leisure and Retail Complex includes ten pin bowling, multi screen cinema and private health clubs.

TENURE:

Leasehold with a 1/17th share of the Freehold

Lease - 999 Years From 2023

Service Charge - approximately £1500.00 - £2000.00 per year (to be confirmed)

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:

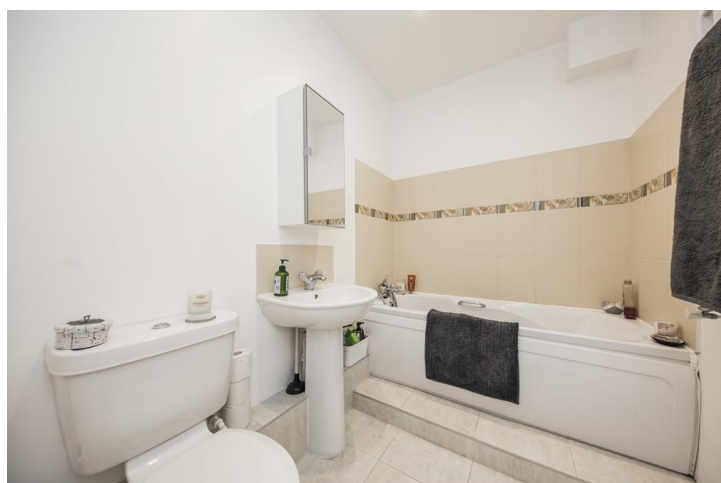
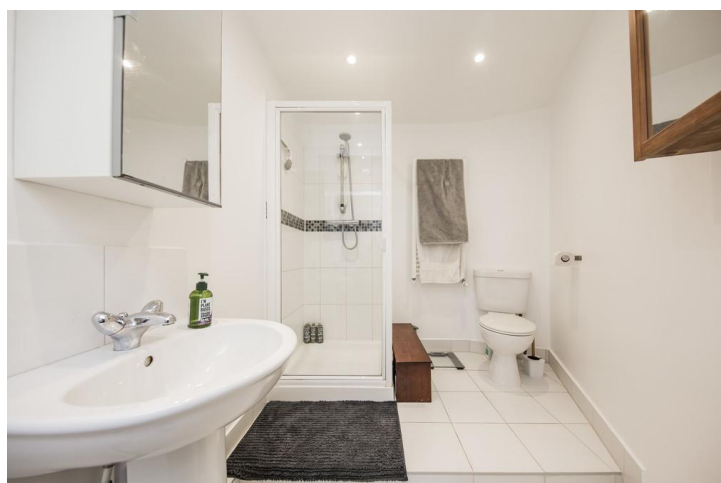
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VIEWING:

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 838 ft² ... 77.8 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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