



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room
- Open Plan Lounge/Diner
- Allocated Parking Space
- Energy Efficiency Rating: B

Claremont Court, Tunbridge Wells

GUIDE £230,000 - £250,000

woodandpilcher.co.uk



Flat 4, Claremont Court, North Farm Road, Tunbridge Wells, Kent, TN2 3XN

Situated on the first floor of this development is this well presented, spacious apartment with an allocated parking space. Offering a secure entry system upon arrival, the apartment is situated to the front of the building. The entrance hall has a large storage cupboard housing the heating cylinder and offers plenty of space for coats, shoes and other items.

Both double bedrooms benefit from double glazed windows to the rear of the property and have ample space for king size beds as well as bedroom furniture. Bedroom one has a contemporary style en-suite shower room. The open plan living space has floor to ceiling windows allowing in light and has plenty of room for both living and dining room furniture. The modern kitchen has an integrated electric oven and hob and space for the usual appliances. Externally to the front of the property is an allocated parking space.

Situated in a prime residential location within walking distance of local shops and amenities this would be an ideal first time buy, or rental opportunity and we have no hesitation in recommending a viewing.



COMMUNAL ENTRANCE HALL:

Glass front door, stairs leading to all floors.

Wooden front door into entrance hall.

ENTRANCE HALL:

Entry phone system, fitted carpet, radiator, smoke alarm, built in cupboard.

LOUNGE/DINER:

Three side aspect double glazed windows, fitted carpets, two radiators.

KITCHEN:

Wall and floor cupboards with drawers, 1½ stainless steel sink with mixer tap and drainer, space for washing machine, integrated electric oven and hob, space for fridge freezer, tiled splashback, vinyl flooring.

BEDROOM:

Rear aspect double glazed window, fitted carpet, radiator, en-suite.

EN-SUITE:

Rear aspect frosted double glazed window, shower cubicle, thermostatic shower, tiled floor, wall mounted heater, hand wash basin on vanity unit, low level WC.

BEDROOM:

Rear aspect double glazed window, fitted carpet, radiator.

BATHROOM:

Panel enclosed bath with mixer tap and shower attachment, hand wash basin, low level WC, wall mounted heater, wall mounted mirrors, wall mounted cupboard.

OUTSIDE

Allocated parking space (TBC) communal garden.

TENURE:

Leasehold

Lease - 155 years from 1.12.2003

Service Charge - currently £2103.36 per annum

Ground Rent - currently £250.00 per annum

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 511311





Approx. Gross Internal Area 709 sq. ft / 65.9 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

