



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Modernised First Floor Apartment
- Two Bedrooms
- Desirable Dunorlan Park Location
- Sitting / Dining Room
- Allocated Parking Space
- Energy Efficiency Rating: D

**Bayhall Road, Tunbridge Wells**

**£300,000**

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

**17 Tarland House, Bayhall Road, Tunbridge Wells, TN2 4TP**

This purpose built first floor apartment in a block of only four has a lovely location being opposite the beautiful Dunorlan Park with its own boating lake and also being a short walk to the town centre. Modernised to a high standard including a newly installed gas central heating boiler and oven in December 2023, the apartment offers the possibility of moving straight in to enjoy this attractive setting. There is a hallway with good storage, an open plan sitting / dining area with views to the rear over the lovely communal gardens, contemporary kitchen and bathroom and two bedrooms. It also has the advantage of an allocated parking space.

Entrance via a communal side entrance doorway, stairs to first floor. Private entrance into:

**HALLWAY:**

Two built in store cupboards, one with shelving and one housing the hot water tank, laminate flooring. Access to a good sized storage loft with light and ladder.

**LIVING AREA:**

A sitting / dining room with double glazed window to the rear offering views over the communal gardens, wood effect laminate flooring, radiator.

**KITCHEN:**

A contemporary kitchen with a good range of wall, base and drawer units with complementary worktop, inset sink and drainer with mixer tap, double glazed window to rear, wall mounted gas central heating boiler, washing machine, space for tall fridge freezer, built in slimline dishwasher, recently installed built in oven with gas hob and extractor fan over, part tiling to walls, laminate flooring.

**BATHROOM:**

A modern suite with panelled bath with drench head shower above and folding shower screen, low level wc, full tiling to walls, heated towel rail, tiled flooring, sink with drawer unit underneath, double glazed window to side, illuminated mirror.

**MASTER BEDROOM:**

Good sized double bedroom, double glazed window to side, built in double wardrobe, carpet, radiator.



**BEDROOM TWO:**

Double glazed window to side, carpet, radiator.

**OUTSIDE:**

Attractive communal gardens to the rear to enjoy.

**PARKING:**

There is an allocated parking space to the front of the property close to the entrance and ample visitors parking.

**SITUATION:**

The location itself is a popular residential area on the south easterly side of Tunbridge Wells with good access both to its own private recreation ground as well as the highly regarded Dunorlan Park. There is ready access to the town centre, as indeed there is access to good areas of Wealden country side to the south of Tunbridge Wells. The property enjoys an excellent mix of social, retail and educational facilities and is approximately 0.5 of a mile from both St. Peters Church of England Primary School and Claremont Primary School. There are multiple retailers at the Royal Victoria Centre and Calverley Road precinct, as well as the North Farm estate and host of independent retailers, restaurants and bars along Mount Pleasant, the old High Street, Chapel Place and the Pantiles. The town enjoys two theatres, a number of sports clubs and has a good number of highly regarded schools at primary, secondary, grammar and independent levels.

**TENURE:**

Leasehold

Lease - 999 years from 7 April 1997

Service Charge - currently £1938.00 per year including Ground Rent

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

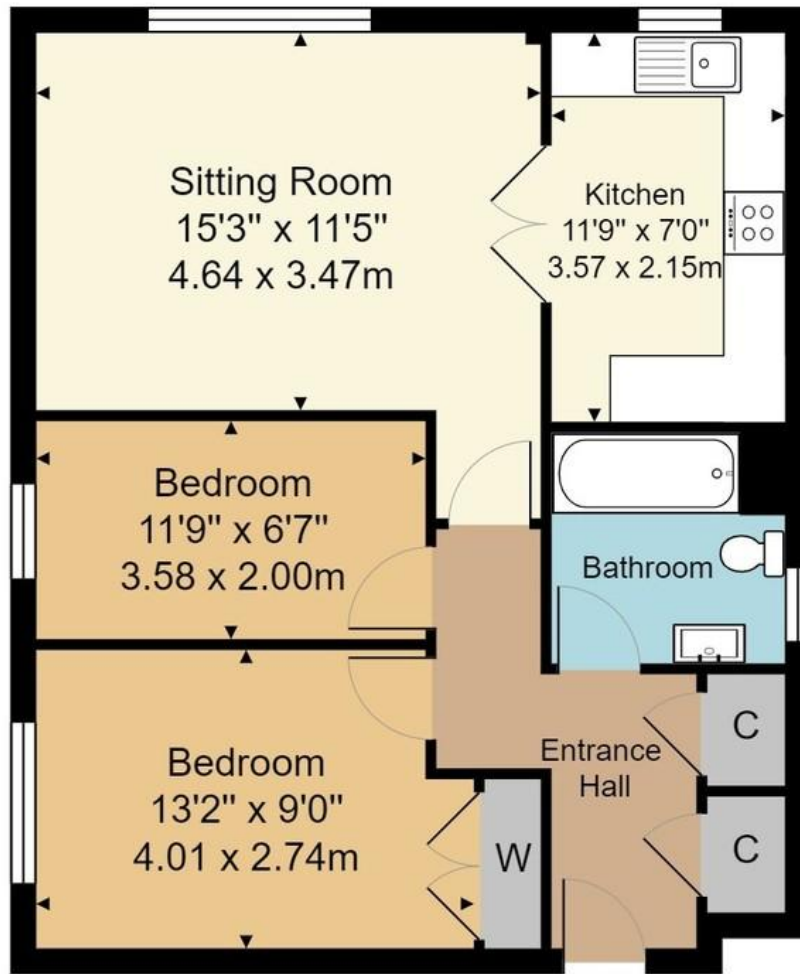
**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 621 ft<sup>2</sup> ... 57.7 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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