



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Apartment
- 2 Double Bedrooms
- Open Plan Kitchen/Dining Room
- Central Location
- Allocated Underground Parking
- Energy Efficiency Rating: C

Culverden Park Road, Tunbridge Wells

£235,000

woodandpilcher.co.uk

19 Marconi Place, Culverden Park Road, Tunbridge Wells, TN4 9TW

Ideal for first time buyers, investors, and downsizers alike. At circa 620sqft this commodious two-bedroom first floor apartment with underground allocated parking in a modern purpose-built apartment block offers a secure, central, and practical lifestyle.

The apartment is in excellent condition with a newly fully renovated bathroom. Additionally, the recently updated electric instantaneous water cylinder, along with electric wall mounted room heaters and full double glazing produces a healthy EPC C rating. Early viewings are recommended.

HALLWAY:

A well-proportioned and wheelchair accommodating hallway with two storage cupboards separately housing the newly replaced electric hot water cylinder and fuse board and additional storage space.

BATHROOM:

The newly renovated bathroom offers fully tiled walls, shower bathtub combination, low level wc, electrical towel rail, extractor fan and wall mounted wash hand basin with mixer tap and storage below.

PRINCIPAL BEDROOM:

The generously proportioned carpeted principal bedroom offers custom built in storage, westerly facing viewings through substantial double-glazed window, various media points and space for bedroom associated furniture.

SECOND BEDROOM:

Two westerly double-glazed windows light up this appropriately proportioned carpeted double bedroom which offer ample space for bedroom or home office associated furniture.

KITCHEN/LIVING ROOM:

The kitchen comprises induction hob, oven, Neff extractor fan, space for washing machine and large fridge freezer, stainless steel sink and drainer and plenty of storage and worktop space. The 19ft 'L' Shaped dining / living room feels even more spacious with close to 9ft ceiling height and dual aspect double glazed windows. Plenty of space for living room and dining room associated furniture.



OUTSIDE:

The property benefits from an allocated underground parking space.

SITUATION:

The property enjoys an exceptionally convenient location off Culverden Park Road and St Johns Road, just north of Royal Tunbridge Wells town centre. Within a mile radius the property offers access to a comprehensive range of shopping facilities at the Royal Victoria Place Shopping Mall, fast and frequent Mainline train services to both London and the south coast, as well as the famous Pantiles.

TENURE:

Leasehold

Lease - 125 years from 1 January 2006

Service Charge - currently £1,747.81 per year

No Ground Rent - The managing agent and freeholder is Moat, a housing association in South East England, therefore the ground rent is contained within the service charge payments.

Building Insurance - Circa £113.01 per year

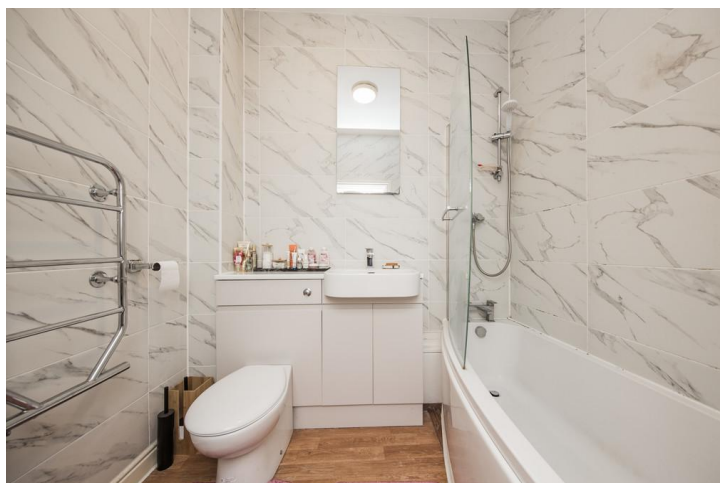
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 618 ft² ... 57.4 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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