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PILCHER**

*Sales, Lettings, Land & New Homes*



- Beautiful Period Building
- Spacious 1 Bed Apartment
- Southerly Facing Communal Garden
- Open Plan Living Area
- Allocated Parking Space
- Energy Efficiency Rating: C

**Lansdowne Road, Tunbridge Wells**

**GUIDE £250,000 - £275,000**

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## 32B Lansdowne Road, Tunbridge Wells, TN1 2NL

Located within this handsome period property is this impressive and spacious one bedroom apartment. The location is particularly desirable close to the town centre, a short walk to the main line station and set on this popular residential road. The property itself offers an entrance hall, open plan living area, modern shower room and generous double bedroom all with the period features you would hope for including high ceilings, tall windows and cornicing. Also benefitting from no onward chain, an early viewing is highly recommended.

### ENTRANCE:

Via steps up to communal doorway into hallway. Solid private door into::

### HALLWAY:

Panelling to walls, radiator, carpet.

### OPEN PLAN LIVING AREA:

A spacious room with tall sash bay window to front. Period features including high ceilings and cornicing. The kitchen is fitted with a range of wall, base and drawer units with complementary worktop. Inset one and a half bowl sink and drainer with mixer tap. Breakfast bar. Spaces for dishwasher, washing machine, freestanding oven and fridge/freezer. Concealed wall mounted gas central heating boiler. Tiling to walls, tiled flooring to kitchen and carpet and radiator in living area.

### BEDROOM:

A very spacious double bedroom with double built-in wardrobes and storage cupboards above. Floor to ceiling sash window to front, radiator, carpet.

### SHOWER ROOM:

A modern shower room comprising of a large shower cubicle with drench head above, low level wc, pedestal wash hand basin. Heated towel rail, part tiling to walls, tiled flooring, extractor fan.

### OUTSIDE REAR:

There are pretty communal gardens to the rear for residents of the building to enjoy.



**PARKING:**

Residents parking included, there is an allocated parking space for this property.

**SITUATION:**

Lansdowne Road is a particularly attractive central location with an impressive selection of detached Victorian villas. Whilst a residential area it offers first class access to the top of Royal Tunbridge Well town centre, including Calverley Road and beyond this is the pedestrianised precinct and Royal Victoria Place. The railway station is a modest walk away and offers fast and frequent services to both London and the South Coast. Tunbridge Wells also has two theatres, a wide range of restaurants, cafes and bars. A selection of sports and social clubs and a number of highly regarded educational facilities at Primary, Secondary, Independent and Grammar levels.

**TENURE:**

Leasehold with a share of the Freehold

Lease - Lease 999 Years From 14 February 2011

Service Charge - currently £1500.00 per year

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:**

B

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 569 ft<sup>2</sup> ... 52.8 m<sup>2</sup>

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