



**WOOD &
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

£260,000

woodandpilcher.co.uk

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 ft² ... 52.8 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.

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

