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PILCHER**

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- Contemporary Styled Apartment
- 2 Bedrooms
- Located on First Floor
- Offered as Top of Chain
- Allocated Parking Space
- Energy Efficiency Rating: B

**The Avenue, Tunbridge Wells**

**£288,000**

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

**Apartment 3 Cedar House, The Avenue, Tunbridge Wells, TN2 3FY**

Offered as top of chain, an extremely well presented first floor apartment built by Dandara Homes and located on the Knights Wood development in Tunbridge Wells. A glance at the attached photographs and floorplan will give an indication as to the quality of this proposition. The property has been well cared for during the owners time of occupation and it offers an attractive, contemporary space with a number of high specifications, private parking, good access to local woodland and further excellent access to North Farm Estate and Tunbridge Wells beyond. As currently arranged, the property has a particularly impressive open plan lounge/dining/kitchen area with Juliet balcony and dual aspect windows. There are two good sized bedrooms and a contemporary styled bathroom. Also of note, the property has generous storage space which is not always the case with modern apartments. Parking is in the buildings undercroft.

Access is via a solid door to:

**ENTRANCE HALLWAY:**

Good areas of wood effect flooring, double doors to cupboard with areas of fitted coat rails and shelving, further cupboard with particularly generous storage space including hot water cylinder and ventilation system, various electric consumer units and areas of storage and fitted shelving. Wall mounted 'Dimplex' electric storage heater, wall mounted video entry system. Doors leading to:

**BEDROOM:**

(Currently used as a study area). Carpeted, various media points, wall mounted electric radiator. Good space for bed and bedroom furniture or for study furniture. 'Floor to ceiling' double glazed windows to the rear with a fitted blind and further double glazed window to the side with a fitted blind.

**BEDROOM:**

Carpeted, wall mounted electric radiator, attractive areas of wood style panelling, various media points. Space for a king size bed and associated bedroom furniture. Double glazed window to the rear with a fitted blind.

**BATHROOM:**

Fitted with a suite comprising panelled bath with mixer tap over and single head shower attachment with glass shower screen, pedestal wash hand basin with mixer tap over, low level WC. Good areas of wood effect flooring, part tiled walls, wall mounted towel radiator, wall mounted mirror fronted cabinet, electric shaver point, inset LED spotlights to the ceiling, extractor fan.



**OPEN PLAN LOUNGE/DINING/KITCHEN:**

Good areas of wood effect flooring. Electric storage radiator, various media points. Excellent space for lounge furniture and entertaining and further space for a small table and chairs. 'Floor to ceiling' double glazed windows to the rear with a fitted blind. Double glazed door leading to a Juliet balcony with double glazed windows to either side.

Contemporary styled kitchen with high gloss wall and base units and a complementary work surface. One and a half bowl stainless steel sink with mixer tap over. Integrated 'Bosch' electric oven and inset four ring 'Zanussi' induction hob with feature splashback and extractor hood over. Integrated dishwasher, washing machine, fridge and freezer. Good areas of general storage.

**OUTSIDE:**

The property has use of a single allocated parking space in the undercroft marked 'C'.

**SITUATION:**

Located on Knights Wood - a development by Dandara New Homes - the property benefits tremendously from its ready access to local shops and amenities, a town square, beautiful green spaces and the most appealing woodland setting surrounding the development itself. Knights Wood is a great place from which to enjoy Royal Tunbridge Wells. With the Nuffield Health Club, a multi screen cinema and successful retail park all located just a short walk away. The town centre hosts a fine selection of restaurants, theatres and shops - from High Street stores to specialist independent retailers - many of which can be found in the Pantiles with its attractive Georgian architecture. There is an outstanding selection of quality secondary schools in Tunbridge Wells and the surrounding area. However for families of younger children, the Skinners Kent Primary School is a premium, purpose built facility located at Knights Wood. There are two railway stations near to Knights Wood - High Brooms and Tunbridge Wells. Both provide trains into central London. There is also a bus serviced to Tonbridge Station (6am - 8:30am and 16:00 - 20:00).

**TENURE:** Leasehold

Lease - 125 Years From 1st Jan 2014

Service Charge - currently £2613.36 per year

No Ground Rent

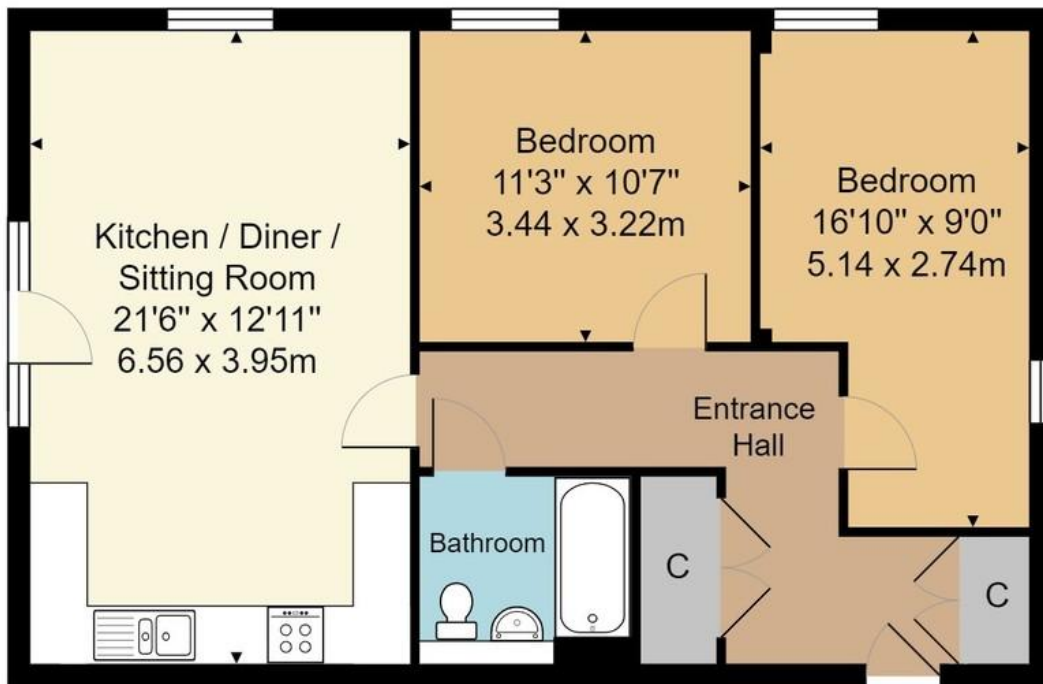
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:** D

**VIEWING:** By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 733 ft<sup>2</sup> ... 68.1 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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