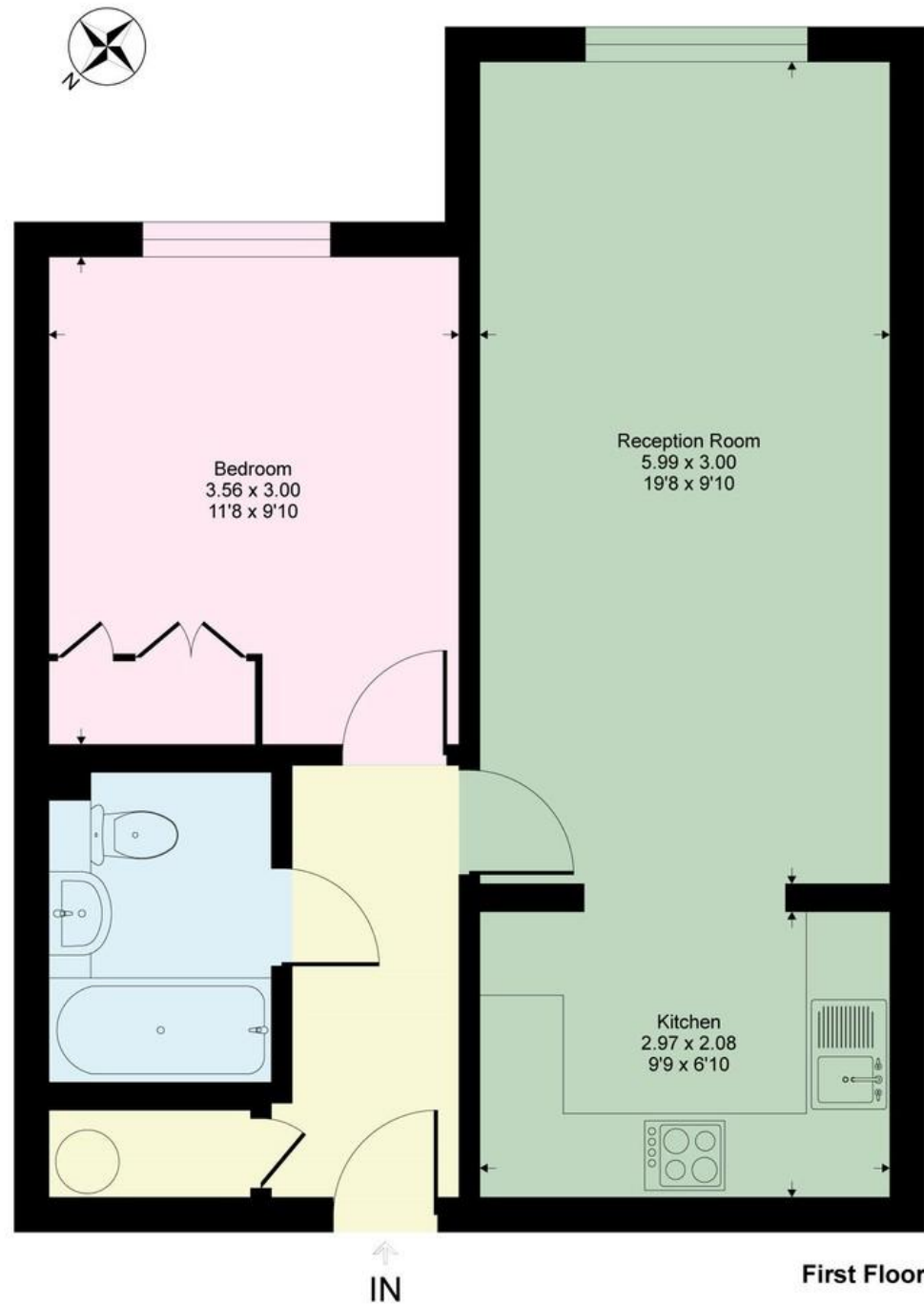


# Park House, TN2

Approximate Gross Internal Area = 46 sq m / 500 sq ft



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## 23 Park House

Kingswood Road, Tunbridge Wells, TN2 4BP

**SUMNER PRIDHAM**

A well-presented first floor apartment for residents 55 years and over providing independent living with the advantage of a house manager. Benefits include a residents lounge and conservatory leading out to beautiful gardens, in a sought after location close to Dunorlan Park and approximately half a mile to the town centre.

Communal Hall, Lift, and Staircase to first floor, Hall, Combined Kitchen/Reception Room, Double Bedroom, Bath/Shower Room, Central Heating, Double Glazed Windows, Communal Gardens, Residents Parking, Residents Lounge, Guest Suite.

**Guide price £185,000 Leasehold \*No Forward Chain\***





- Facilities**
- ◆ Residents of Park House enjoy a number of benefits including a part-time House Manager (Hours: Mon, Tues, Thurs and Fri am only).
  - ◆ Large 'L' shaped residents lounge wrapped around an attractive conservatory with French doors out to the gardens.
  - ◆ Laundry room with washing, drying, and ironing facilities.
  - ◆ Guest suite on the ground floor (chargeable) with twin beds and an ensuite shower room.

- Outside**
- ◆ The property benefits from attractive and well stocked landscaped communal gardens with attractive borders and lawns.
  - ◆ To the front there is a parking for the residents on a first come first served basis.

- Location**
- ◆ Approximately half a mile to the town centre, with its indoor shopping area.
  - ◆ Close to Kingswood Doctors surgery and the Nuffield Hospital.
  - ◆ Dunorlan Park is within easy walking distance.

- Practicalities**
- ◆ 299 year lease from June 2010
  - ◆ Service Charge £3488.50 (pa) to include insurance, gardening, caretaker, upkeep of buildings and grounds plus the gas and water.
  - ◆ Electricity is billed separately to the flat owners.

**Viewing**  
Strictly by appointment through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

### Property Description

- ◆ A well-presented first floor apartment, benefiting from good sized rooms.
- ◆ Communal hall and staircase to the first floor.
- ◆ Front door leads to hall with entry phone and access to all rooms.
- ◆ Useful storage cupboard housing large hot water tank.
- ◆ Main reception room with fitted carpet, with an attractive outlook over the grounds.
- ◆ Well, fitted kitchen with granite worksurfaces and comprehensive range of cupboards and drawers.
- ◆ Appliances include 4-ring electric hob, fan oven and extractor above, Logik Fridge/Freezer, vinyl flooring.
- ◆ Double bedroom with attractive outlook and good range of fitted wardrobe cupboards.
- ◆ Good sized bathroom, panelled bath with shower above and glass screen, wash basin, low level WC with concealed cistern, chrome towel rail.

