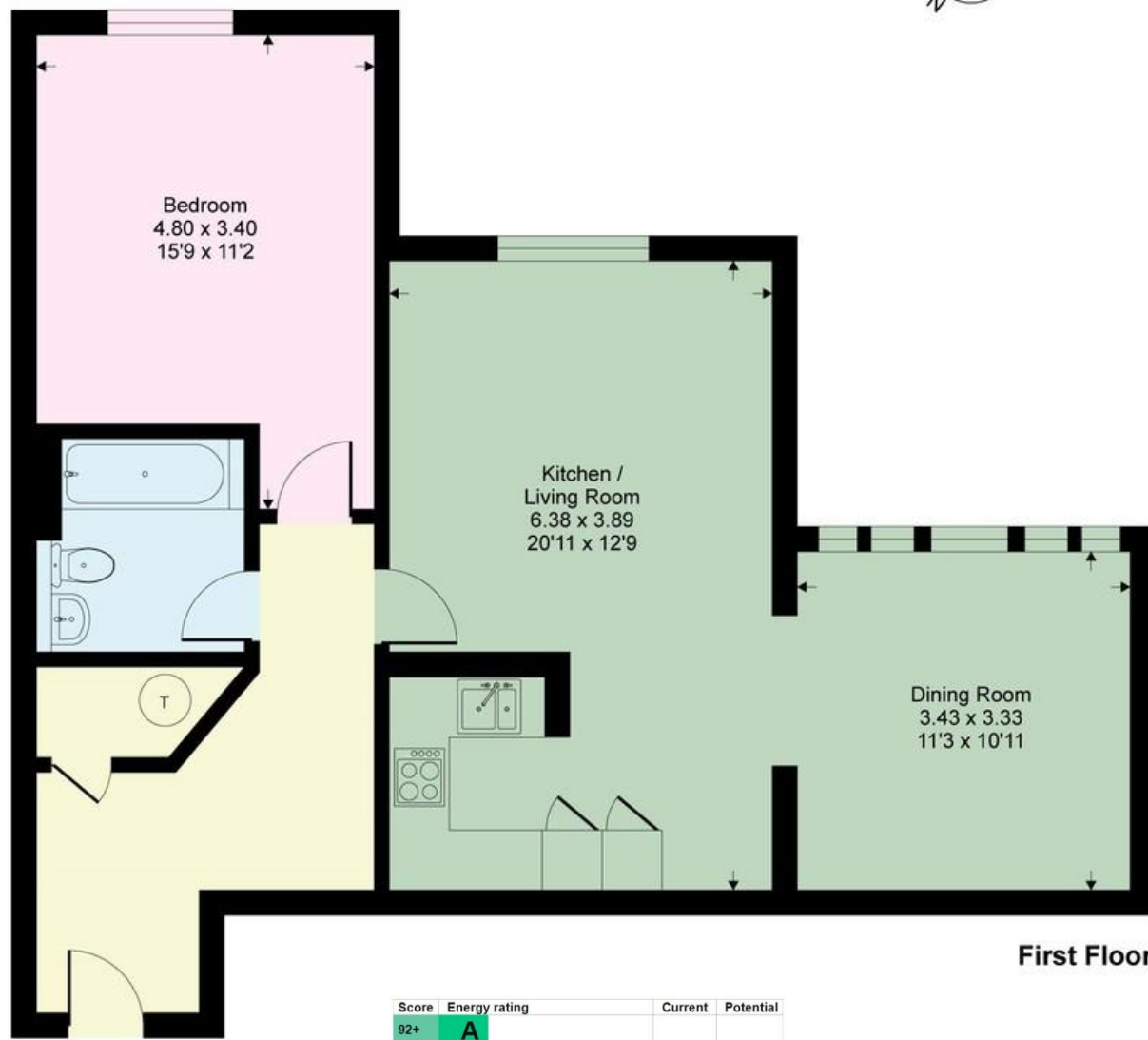


Court Royal, TN4

Approximate Gross Internal Area = 69.9 sq m / 753 sq ft



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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12 Victoria House, Court Royal

Eridge Road, TN4 8HT



A well-presented first floor apartment in a quiet and attractive setting, designed for the over 55's and benefitting from a house manager. Spacious well-proportioned rooms arranged with an open layout with attractive outlooks.

Communal Hall, Lift, and Staircase to first floor, Spacious Hall, Sitting Room, Dining Room, Fitted Kitchen, Double Bedroom, Bathroom, Electric Heating, Double Glazed Windows, Attractive well-tended Gardens, Allocated and Visitor Parking.

£200,000 Leasehold No Forward Chain



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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.



Property Description

- ◆ Communal hall with house managers' office plus wide easy staircase and lift to first floor.
- ◆ Front door to a spacious hall with LED recessed lighting, coved ceiling and dado rail, electric radiator, useful utility/store cupboard with shelving, washer dryer and hot water tank.
- ◆ Sitting room with dado rail and coved ceiling, centre rose and attractive outlook.
- ◆ Kitchen well fitted with light wooden cupboards with worksurfaces arranged over 3 walls and incorporating a stainless steel 1½ sink and drainer, Bosch ceramic hob, with stainless steel extractor above, tiles walls, integrated Bosch dishwasher, Microwave, Fridge, and Freezer.
- ◆ Spacious dining room with dado rail, coved ceiling, feature 5 matching windows with appealing outlook.
- ◆ Double bedroom with fitted cupboards, coved ceiling, and attractive view.
- ◆ Bathroom, half tiled and fully tiled around the



bath with separate shower above, low level WC, pedestal wash basin, recess with fitted large mirror with down lighters, extractor fan, tiled floor, heated towel rail and mirrored medicine cabinet.

Outside

- ◆ The property benefits from attractive well-tended gardens, allocated plus visitor parking.

Practicalities

- ◆ Leasehold, 125 year lease commenced in 2001.
- ◆ Maintenance charge of £4213.44 per annum (paid half yearly).
- ◆ Ground rent £952.42 per annum (paid half yearly).
- ◆ Maintenance includes cleaning of the communal areas, tending of the gardens and buildings insurance.
- ◆ Electric heating via wall mounted radiators and double glazed windows throughout.

Services

- ◆ Mains electricity, water, and drainage.

Viewing

Strictly by appointment only through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615

