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PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bed Ground Floor Apartment
- Private Rear Garden
- Double Glazing, GFCH
- 0.6 Miles from Main Town Centre
- 2 Allocated Parking Spaces
- Energy Efficiency Rating: C

Pembury Road, Tunbridge Wells

£435,000

woodandpilcher.co.uk

Apartment 3 Patagonia House, Pembury Road, Tunbridge Wells, TN2 3DL

This is an extremely desirable and rarely available two double bedroom ground floor garden apartment set within an attractive colonial style building in a tucked away position close to the main town centre of Royal Tunbridge Wells. The property has a wide range of features which include double glazing, gas central heating, fitted kitchen with appliances, a spacious living room with French door opening directly onto the private garden. There are two double bedrooms, both having built-in wardrobes and the principal room having an en-suite shower room. The property has two allocated parking spaces and will be offered with no forward chain.

The accommodation comprises. Communal entrance door to entrance hall. Private panelled entrance door to:

ENTRANCE HALL:

Wood effect flooring, dado rail, single radiator, entry phone, coved ceiling, power points, recess storage cupboard.

LOUNGE/DINING ROOM:

A spacious double aspect room with window to side, windows to rear and glazed door opening onto the private garden. Two single radiators, power points, coved ceiling.

KITCHEN:

Fitted with a comprehensive range of wall and base units with work surfaces over comprising of a stainless steel one and a half bowl sink unit with mixer tap. Integrated dishwasher, washing machine and fridge freezer. Gas hob with filter hood above and eye level electric double oven. Tiling adjacent to the worktops, tiled floor, power points, concealed wall mounted 'Vaillant' gas fired combination boiler. Window to side.

BEDROOM 1:

Window to rear, single radiator, coved ceiling, range of fitted wardrobes to one wall.

EN-SUITE SHOWER ROOM:

White suite comprising of a pedestal wash hand basin, low level WC, shower cubicle with plumbed in shower. Half height tiling to walls, wood effect flooring, shaver point and mirror, heated towel rail/radiator.

BEDROOM 2:

Window to rear, single radiator, coved ceiling, power points, TV point, built-in double wardrobe.



BATHROOM:

White suite comprising of a panelled bath with mixer tap and hand shower spray, pedestal wash hand basin, low level WC. Half height tiling to walls and tiled shower area, wood effect flooring, extractor fan, heated towel rail/radiator, wall mounted shaver point and mirror.

OUTSIDE:

Private rear garden being mainly laid to lawn with recently planted box hedging, paved patio area and access to the lawned communal gardens.

PARKING:

Two allocated parking spaces.

SITUATION:

The apartment is located in a tucked away position off the Pembury Road behind Allen Gardiner House and adjacent to Kingswood Road in the popular St. Peters quarter of Royal Tunbridge Wells. Particular advantages of the area include proximity to Dunorlan Park alongside further good access to doctors surgeries and private hospital. The property enjoys a comfortable level walk to the town centre with a host of multiple shopping facilities primarily at the Royal Victoria Place and Calverley Road pedestrianised precinct with further independent bars and restaurants along Camden Road, Mount Pleasant, Chapel Place and the Pantiles. It also enjoys good access to both of Tunbridge Wells main line stations, both of which offer fast and frequent services to London termini and the South Coast. There is also good access to a large number of well regarded schools at primary, secondary, grammar and independent levels.

TENURE:

Leasehold with a share of the Freehold

Lease - 125 years from 1 January 2000

Service Charge - currently £2110.20 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:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 792 ft² ... 73.6 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.

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