



- First Floor Apartment
- Purpose Built 90s Block
- Modern Kitchen & Bathroom
- Central Location off Camden Road
- Gated Residents Parking
- Energy Efficiency Rating: C

Kirkdale Road, Tunbridge Wells

£220,000



2 Kirkdale House, Kirkdale Road, Tunbridge Wells, TN1 2SB

Ideal for first time buyers, investors, and downsizers alike. Just off Camden Road, and at circa 490 sq. ft. this commodious one-bedroom second floor apartment with undercroft residents parking in a 90s purpose-built apartment block offers a convenient central residence.

The apartment is in excellent condition and benefits from newly laid wooden floor, Westerly roof top views, and an appropriate EPC C rating supported by the newly replaced Gas Fired Boiler.

Early viewings are recommended.

HALLWAY:

Entry point via stairs to first floor. The hallway has newly laid wooden flooring, large cloakroom storage, loft hatch, and various media points.

BATHROOM:

The family bathroom is made up of a bathtub shower combination, gas towel rail, low level WC, sink with mixer tap over and storage below. Half tiled room, floor to ceiling and vinyl flooring.



BEDROOM:

The carpeted bedroom is of generous size accommodating associated bedroom furniture with westerly roof top views through large, double-glazed window.

KITCHEN:

The separate kitchen space presents wood effect work top space, four ring gas hob with fan oven below, space for fridge freezer and washing machine, stainless steel sink and drainer with mixer tap. Decorated with vinyl floor, tiled splash back and overhead spotlight lighting.

LIVING ROOM:

The living room, with circa 8ft ceiling height, 15ft in length and dual double-glazed windows, feels an exceptional space for hosting and/or relaxing.

PARKING:

Four of the five flats in the block have permission to park in the gated residents parking which is on a first come first serve basis.

SITUATION:

Kirkdale Road is an attractive and popular central Tunbridge Wells address. Whilst a pleasant neighbourhood in itself, it offers immediate access to nearby Camden Road with its great range of independent retailers, restaurants and bars and good foot access to the nearby Royal Victoria Place and associated Calverley Road - which enjoy a host of multiple retailers. The Railway Station, the Old High Street, Mount Pleasant, The Pantiles and Chapel Place are also within a mile walk offering a far wider range of independent retailers, restaurants and bars. Tunbridge Wells itself has a good number of sports, social and educational facilities including two theatres and a range of high regarded schools at primary, secondary, independent and grammar levels, many of which are accessible from the property. The town has two mainline railway stations each of which offer fast and frequent services to both London termini and the South Coast.

TENURE: Leasehold

Lease - 121 years from 10 July 2000

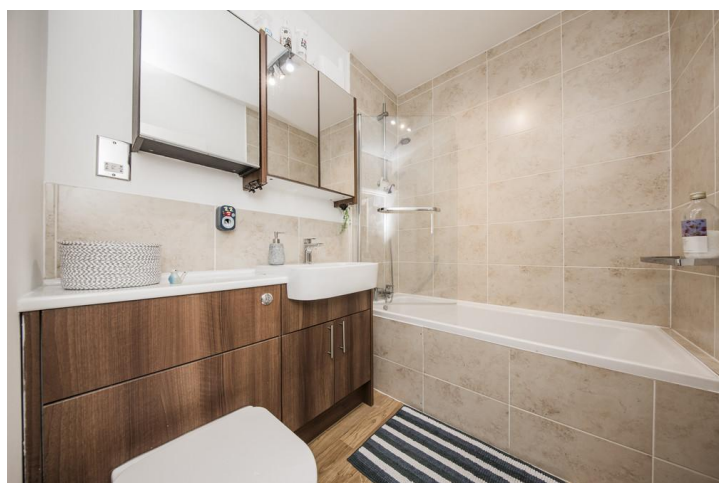
Service Charge - currently £800.00 per year

Ground Rent - currently £75.00 per year

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: A

VIEWING: By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 492 ft² ... 45.7 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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