



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Second Floor Apartment
- Re-Decorated & New Carpets
- 2 Bedrooms
- Sitting/Dining Room & Balcony
- Garage En Bloc
- Energy Efficiency Rating: D

Mill Lane, Crowborough

£240,000

woodandpilcher.co.uk

25 Kings Court, Mill Lane, Crowborough, TN6 1DY

Introduced to the market with no onward chain is this beautifully presented second floor flat set in a super location close to the town centre. The accommodation comprises an entrance hall with storage cupboard, a spacious bright and airing sitting/dining room with balcony, modern kitchen, two bedrooms and a bathroom. The entire flat has been redecorated throughout along with newly laid carpets in most of the rooms. Externally is the use of a well tended communal garden and a single garage en bloc.

ENTRANCE HALL:

Intercom entry phone system, newly laid carpet, window overlooking communal garden and a large storage cupboard with areas of shelving and housing the wall mounted boiler and gas meter.

SITTING/DINING ROOM:

A dual aspect light filled room with plenty of room for sofa seating and dining furniture, two radiators, newly laid carpets, window overlooking courtyard and French doors open out to a balcony with views over communal garden.

KITCHEN:

Shaker style range of high and low level units with black/grey granite effect roll top worksurfaces incorporating a one and half bowl sink with mixer tap and splashback. Fan assisted oven with grill and 4-ring gas hob along with separate spaces for a fridge and washing machine. Vinyl flooring and window overlooking courtyard garden.

BEDROOM:

Built-in wardrobe with shelving and hanging rail, walk-in open dressing area with shelving and hanging rail along with a fitted mirror. Radiator, newly laid carpets and window overlooking the communal garden.

BEDROOM:

Radiator, fitted carpet and window overlooking the courtyard garden.

FAMILY BATHROOM:

Panelled bath with mixer tap and wall mounted shower, low level wc, pedestal wash hand basin with traditional style taps and mirror above with shaver point, areas of shelving, newly laid vinyl flooring, radiator and obscured window to courtyard.



OUTSIDE:

Use of well manicured communal gardens which are principally laid to lawn with mature planting.

Garage en bloc

SITUATION:

Kings Court is situated a stone's throw from the town centre and benefits from its own private access to the rear of the Waitrose Car Park. The High Street offers a number of independent retailers, cafes and restaurants and the town itself provides a good range of schooling for all ages. Local sporting facilities include Crowborough Leisure centre, which houses a large swimming pool, Golf clubs at both Boars Head and Beacon and Crowborough Tennis & Squash club. The nearby mainline railway station at Jarvis Brook provides regular services to both London and the South Coast and convenient bus services to both the larger spa town of Royal Tunbridge Wells (approximately 8 miles distance) and the coastal town of Brighton (approximately 24 miles).

TENURE:

Leasehold with a share of the Freehold

Lease - 999 years from 25.12.1975

Service Charge - currently £225.00 per month (To be reduced once roof repairs have been completed)

Ground Rent - currently £Nil

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

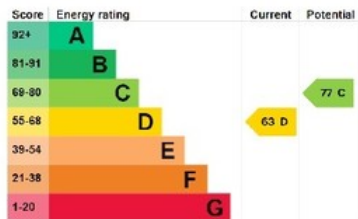
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666





Approx. Gross Internal Area 694 ft² ... 64.4 m

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 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

