



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Spacious 1 Double Bed Apartment
- Offered as Top of Chain
- Share of Freehold
- Beautiful Views
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

Woodbury Park Road, Tunbridge Wells

£230,000

woodandpilcher.co.uk

Flat 4, 44 Woodbury Park Road, Tunbridge Wells, TN4 9NG

An especially large 1 double bedroom top floor apartment with excellent views over the St. James quarter of Tunbridge Wells. Well maintained, the property is offered as top of chain and also has the real advantage of owning a share of the freehold. Furthermore there is a parking permit scheme operating at the top end of Woodbury Park Road offering a large number of long term spaces for residents only (see note). The property forms part of a well maintained and presented Victorian house, features include the particularly large sizes of the both the lounge/dining room and bedroom, large under eaves storage areas, the aforementioned views across town and the general standard of presentation. This attractive property will appeal to a number of buyers, be it investors, first time buyers or anybody seeking a secure 'lock up and leave' property central to town. We do encourage making an early appointment to view.

Access is via a solid door to:

ENTRANCE HALLWAY:

Areas of fitted woollen carpet, skylight, large recess (suitable as a study area) with areas of fitted shelving and a wall mounted cupboard housing the electrical consumer unit, inset spotlights to the ceiling. Doors leading to:

LARGE DOUBLE BEDROOM:

Of a particularly good size with fitted woollen carpet, radiator, inset spotlights to the ceiling, areas of gently sloping ceiling, two radiators, various media points. Good space for bedroom furniture. Three sets of period sash windows to the front.

BATHROOM:

Fitted with a pedestal wash hand basin with mixer tap over, tiled splashback and wall mounted mirror, low level WC, panelled bath with mixer tap and single head shower attachment, fitted glass screen and wall mounted electric shower. Tiled floor, part tiled walls, wall mounted towel radiator, electric shaver point, sloping ceiling with inset Velux window. Door to a particularly generous under eaves storage area with space for washing machine and further excellent storage potential.

LOUNGE/DINING AREA:

Of a particularly good size with fitted woollen carpet, radiator, TV point, telephone point, wall mounted thermostatic control. Some areas of gently sloping ceiling. Good areas of fitted shelving to either side of the original chimney breast. Period sash window to the rear affording particularly impressive views across Tunbridge Wells in the direction of St. James Church and Beulah Road - a particular feature of this property.



A door to a generous under eaves storage area with excellent storage space and a wall mounted 'Worcester' boiler fitted in 2021. This is open to:

KITCHEN:

Contemporary styled fitted Ikea kitchen with areas of high gloss cream wall and base units and a complementary work surface. Inset single bowl sink with mixer tap over. Inset four ring gas hob with stainless steel splashback and feature extractor hood over and integrated electric oven. Space for freestanding fridge/freezer. Wall mounted entry phone, vinyl floor, good areas of general storage space. Velux window inset to the gently sloping ceiling.

PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.

SITUATION:

St. Johns itself has a large number of local stores including both Sainsburys and Tesco metro supermarkets and a number of well regarded public houses and restaurants. Royal Tunbridge Wells centre is a short walking distance away with is Royal Victoria Place shopping centre and Calverley Road pedestrianised precincts. The main line railway station at Tunbridge Wells, the Pantiles and the Old High Street are approximately 1 mile distant and offer a wider range of independent retailers and restaurants. Furthermore the vicinity enjoys good areas of greenery including St. Johns Park and the historical Woodbury Park Cemetery. There are a number of well regarded schools including both primary, secondary, independents grammar nearby.

TENURE:

Leasehold with a share of the Freehold
Lease - 999 years from 25 March 2006
Service Charge - currently £900.00 per year (Buildings Insurance included)
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.

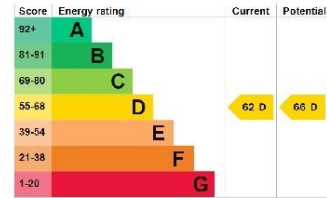
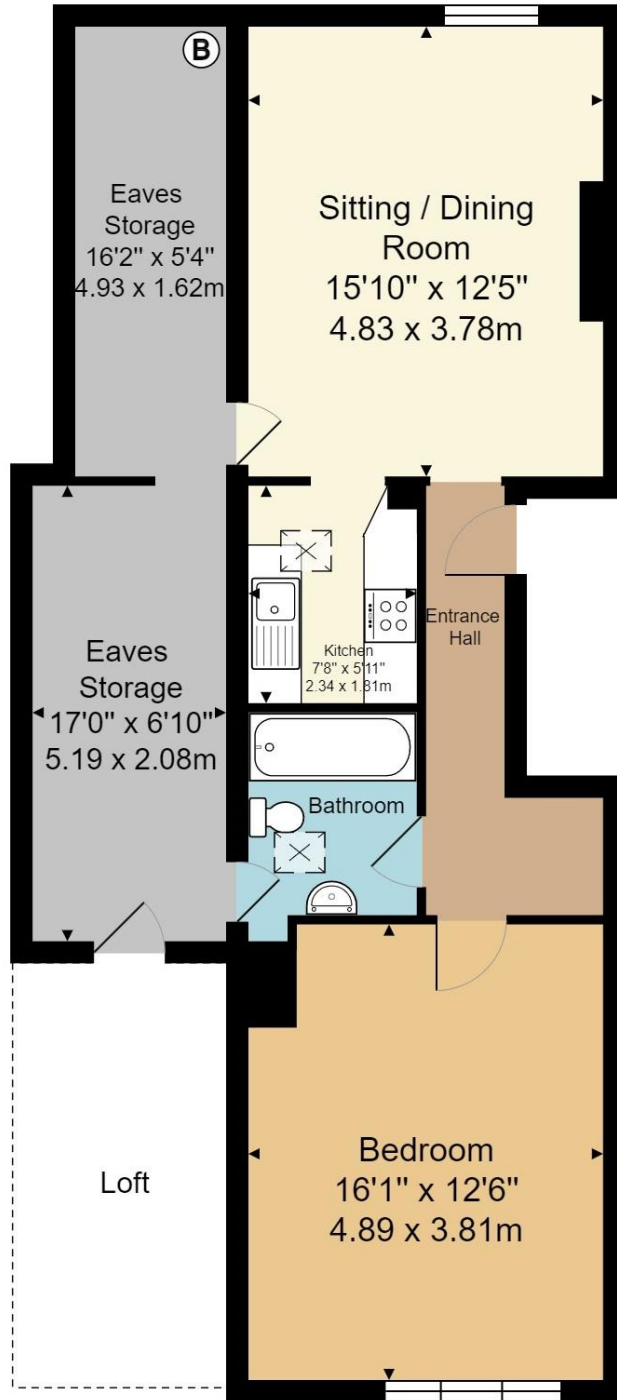
COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 557 ft² ... 51.7 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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