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PILCHER**

Sales, Lettings, Land & New Homes



- Superior 1 Bed Apartment
- Exclusive Development
- Private Gated Entrance
- Private Rear Garden
- Allocated Parking Space
- Energy Efficiency Rating: B

Calverley Park Gardens, Tunbridge Wells GUIDE £325,000 - £350,000

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Flat 4 Carter House, 7 Calverley Park Gardens, Tunbridge Wells, TN1 2JP

A beautifully presented lower ground floor apartment set within this exclusive Victorian mansion which has had a modern rear wing addition in 2015. Carter House is a premium property with electric security gates, entry phone system and enjoys a landscaped garden setting. The property itself has a welcoming entrance hall with tiled flooring, a spacious open plan living area with high quality contemporary kitchen with integrated 'Siemens' appliances, modern bathroom and a double bedroom with built in wardrobes. This desirable location is a short walk to the town centre and main line station and has the added advantage of no onward chain thereby streamlining the purchasing process.

ENTRANCE:

Via communal entrance doorway into communal hallway. A few steps down to the lower ground floor is the private entrance door into:

HALLWAY:

A welcoming hallway with tiled flooring, wall mounted Hive heating control unit, large built-in double store cupboard and wall mounted intercom system.

OPEN PLAN LIVING AREA:

A spacious room with areas for sitting and dining along with a contemporary style kitchen with a good range of wall and base units with complementary worktop. A range of built-in 'Siemens' appliances to include a fridge, freezer, wine fridge, inset oven with electric hob and extractor hood over, eye level built-in microwave, built-in washing machine and dishwasher. One and a half bowl inset sink with mixer tap. Wooden flooring, radiator. The room has a bright aspect with sash windows and opening patio doors leading to:

PRIVATE REAR GARDEN:

This is private area for this apartment alone and has a paved patio, areas of gravel and a wooden lockable secure store shed.

BEDROOM:

A spacious double bedroom with a range of built-in wardrobes, radiator, carpet, downlights. Double glazed sash window to side.



BATHROOM:

A modern suite comprising of panelled bath with drench head shower over, wall mounted wash hand basin, concealed low level WC. Built-in double wall mounted store cabinet with mirrored fronts, tiled flooring, heated towel rail, extractor fan.

SITUATION:

Calverley Park Gardens is an exceptionally convenient location approximately 0.8 of a mile from the station and centre of town being even closer to the northern part of the town where the principal shopping area includes the Royal Victoria Shopping Mall and Calverley Road Pedestrianised Precinct. In the lower part of the town you will find the Old High Street and the famous Pantiles where there is a further range of shops, boutiques and numerous restaurants and bars. There are highly regarded schools in the town including primary, preparatory and grammar for both boys and girls. Recreational amenities within the town include a sports and leisure centre, multi screen cinema complex, theatres, two golf courses, rugby, tennis club and gyms. The A21 is to the north of the town and provides a direct route to the M25 national motorway network. Trains to London Charing Cross, London Bridge and Cannon Street with travel time around 50-55 minutes.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 Years From 1 January 2015

Service Charge - currently £2,271.86 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:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 582 ft² ... 54.1 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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