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PILCHER**

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- 1 Bedroom Apartment
- Large, Private Garden
- Offered as Top of Chain
- Spacious Lounge/Diner
- Private Parking Space
- Energy Efficiency Rating: D

Stratford Street, Tunbridge Wells

£250,000

woodandpilcher.co.uk

7b Stratford Street, Tunbridge Wells, TN1 2JH

Offered as top of chain and located on the first floor of a converted period property, a most impressive one bedroom apartment with generous room sizes, a host of contemporary stylings and - two very special features for this style of property - a private parking space towards the front of the building and a large private garden to the rear with generous areas of lawn, hardstanding and a combination of wooden fencing and period brick walls. A glance at the floor plan and photographs will give an indication as to the style of this apartment but the private parking and the spacious, sunny and well stocked large rear gardens make this an essential viewing.

Access is via a partially glazed double glazed door with an inset part opaque panel leading to:

ENTRANCE LOBBY:

Carpeted, wall mounted electrical consumer unit, areas of fitted coat hooks, inset LED spotlight to the ceiling, stairs leading to:

LANDING AREA:

Carpeted, radiator, inset spotlights to the ceiling, loft access hatch. Doors leading to:

BEDROOM:

Carpeted, cornicing, good areas of fitted wardrobes. Space for a double bed and associated bedroom furniture. Double glazed windows to the rear affording views across neighbouring and the property's private gardens.

KITCHEN:

Of a good size and with space for a small table and chair. Fitted with a range of contemporary styled wall and base units and a complementary wood block work surface. Two ceramic Butler sinks with a mixer tap over. Inset four ring gas hob with stainless steel splashback and feature extractor over and integrated electric oven. Space for washing machine and freestanding fridge/freezer. Good general storage space. Vinyl floor, recently installed wall mounted 'Worcester' boiler. Double glazed window to the rear.

BATHROOM:

Fitted with a wall mounted wash hand basin with mixer tap over and storage below, low level WC, panelled bath with mixer tap over and shower head attachment and a further shower attachment over with rail. Wood effect flooring, tiled walls, wall mounted mirror, large wall mounted mirror fronted cabinet, wall mounted towel radiator, radiator, extractor fan. Opaque double glazed window to the front.

LOUNGE/DINING ROOM:

Of a good size and affording excellent space for lounge and dining furniture and entertaining. Carpeted, radiator, cornicing, various media points. Glass brick area affording additional light to the dining space. Double glazed window to the front.



OUTSIDE:

The property enjoys the sole use of a herringbone brick driveway to the right hand side of the property. A shared brick path runs along the side of the property to the front door and continues onward towards the property's private garden. The property owns the end garden with the picket gate. The private garden is a particular feature of this property and is an especially large and attractive, convenient space. Areas of retaining fencing and retaining brick walls, paving stones leading across the lawn to a lower maintenance area at the rear with good space for garden furniture and for entertaining alongside a detached shed. There are deep, well stocked beds adjacent to the fencing and walls with some feature shrubs and a further cooking apple tree.

SITUATION:

The property is situated on a popular road in the St. James quarter of Tunbridge Wells and is particularly well placed for the town centre via Camden Road and the recently refurbished Grosvenor & Hilbert park some short distance away. It sits between the towns' two main line railway stations - High Brooms and Tunbridge Wells itself. The town centre of Tunbridge Wells is approximately 1 mile distant with its excellent mix of social, retail and educational facilities including a number of sports and social clubs, a good number of multiple retailers both at the Royal Victoria Place and associated Calverley Road precinct as well as nearby North Farm. There are a further range of retailers, restaurants and bars between Mount Pleasant and the Pantiles. Tunbridge Wells has a number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are readily accessible from the property.

TENURE:

Leasehold with a share of the Freehold
Lease - 125 years From 25 December 1991
Service Charge - currently £480.00 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:

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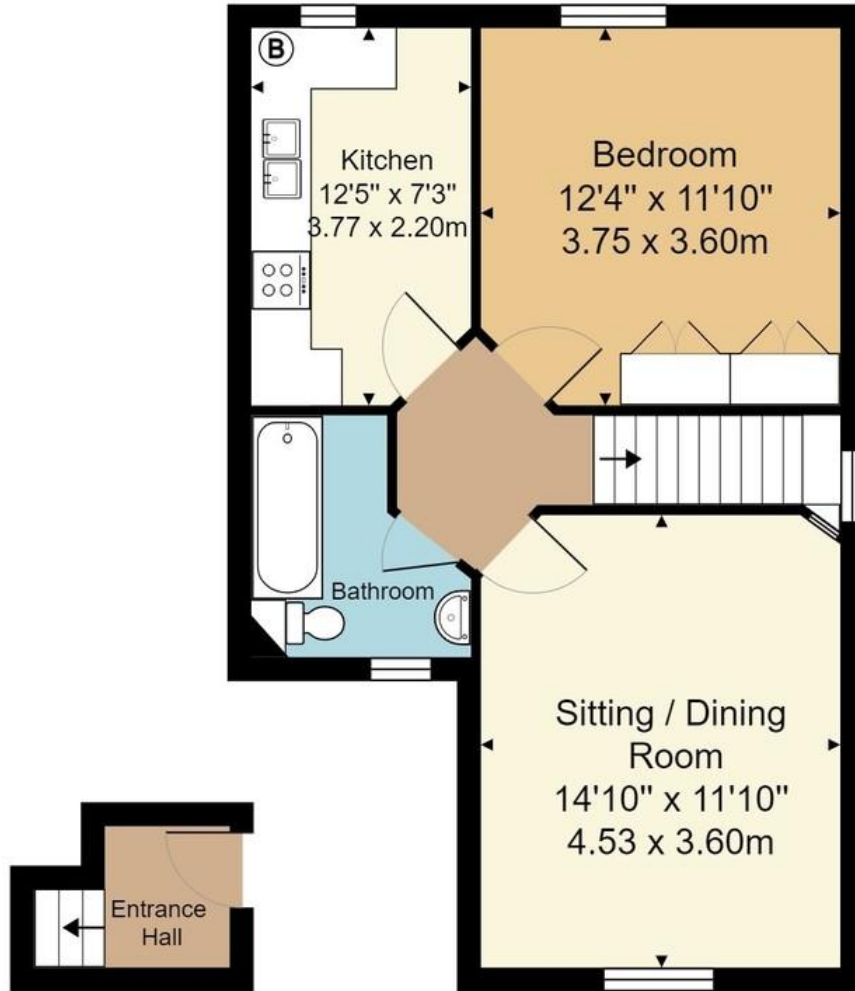
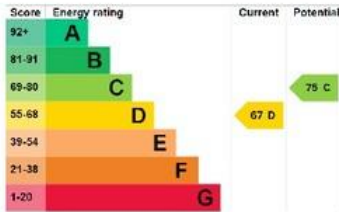
VIEWING:

By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:

To access the property's private garden turn left out of the front door and follow the path to the end where you will find a wooden picket gate. Enter here and you are in the private garden.





Ground Floor

First Floor

Approx. Gross Internal Area 545 ft² ... 50.6 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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