



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Ground Floor Apartment
- Handsome Period Building
- Beautifully Presented
- No Onward Chain
- Allocated Parking
- Energy Efficiency Rating: D

Broadwater Down, Tunbridge Wells

£285,000

woodandpilcher.co.uk

Broadwater Down, Tunbridge Wells, Kent

This beautifully presented apartment is set within a handsome period property located on a desirable and leafy residential road within the popular Broadwater Down area. The property is a short walk to the historic Pantiles area and the main line station. It comprises an entrance porch into spacious hallway, a good sized sitting/dining room with impressive vaulted ceiling, contemporary kitchen along with a double bedroom and modern bathroom. It has the advantage of being able to access the communal gardens to the rear and has its own allocated car parking space to the front. It is being offered with no onward chain thereby streamlining the purchasing process. An early viewing is highly recommended.

ENTRANCE:

Via gravelled driveway to side entrance with covered porch. Part glazed entrance door into:

HALLWAY:

This is an 'L' shaped hallway with loft access having drop down ladder and light, radiator, carpet.

LIVING/DINING ROOM:

An impressive room with vaulted ceiling, a tall bright window to the side complete with built-in shutters, exposed wooden floorboards throughout, built-in store cupboard which has its own power source, radiator.

BEDROOM:

A spacious double bedroom with double glazed window to rear, double built-in wardrobes with mirrored doors, radiator, carpet.

KITCHEN:

A modern kitchen with a good range of wall and base units with complementary worktop. Inset sink and drainer with mixer tap. Built-in oven with electric hob above. Built-in fridge/freezer. Space for washing machine. Integrated dishwasher. Part vaulted ceiling, part tiling to walls, vinyl flooring, radiator. Concealed wall mounted 'Worcester Bosch' gas central heating boiler. Two double glazed windows to rear and side.



BATHROOM:

A white suite with bath and shower over with glass shower screen, tiling to walls, concealed cistem WC, inset wash hand basin with cupboard underneath. Double built-in wall cupboard, radiator, downlights. Double glazed window to side.

OUTSIDE REAR:

There are communal gardens to the rear of the property for residents to enjoy.

PARKING:

There is an allocated parking space in the car park at the entrance to the front of the property.

SITUATION:

The property is located on Broadwater Down to the southerly side of Tunbridge Wells. Broadwater Down itself has a good number of large period properties and equally large and peaceful gardens. The property offers good access to the southerly side of town which includes the Pantiles, Chapel Place, the Old High Street and Mount Pleasant where the majority of the towns best independent retailers, restaurants and bars can be located. The south side of town also includes Tunbridge Wells main line railway station with its fast and frequent services to London termini and the South Coast. Tunbridge Wells has further multiple retailers principally located at The Royal Victoria Place Shopping Precinct and associated Calverley Road, a wide range of sports and social clubs including two theatres and a particularly good number of highly regarded schools at primary, secondary, independent and grammar levels.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 Years From 1 January 2006

Service Charge - currently £1560.00 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:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 534 ft² ... 49.7 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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