



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bed Period Apartment
- Top Floor Location
- Offered as Chain Free
- Good Access to Town, Station & Common
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: E

Dudley Road, Tunbridge Wells

£162,500

woodandpilcher.co.uk



46e Dudley Road, Tunbridge Wells, TN1 1LF

Offered as chain free, a one bedroom top floor apartment in this period conversion property. The apartment benefits not only from attractive views across the rooftops of Tunbridge Wells but also a residents permit parking scheme (see note) and excellent pedestrian access to the town centre, mainline station and The Common. The property has an entrance hall way with telephone entry system, a kitchen, a lounge with the aforementioned views, a double bedroom with door opening to generous under eaves storage and a bathroom with fitted shower. Affordable properties in central Tunbridge Wells locations have traditionally proved extremely popular and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a solid door to:

ENTRANCE HALLWAY:

Carpeted, fitted cupboard with louvered doors and housing the electric hot water cylinder and storage space below, inset downlights to ceiling, wall mounted entry phone.



KITCHEN:

Fitted with a range of wall and base units with inset single bowl sink with mixer tap over. Integrated electric oven and inset electric hob with extractor hood over. Space for washing machine and fridge. Vinyl floor, part tiled walls, inset downlights to the ceiling. Two double glazed windows to the front affording views across rooftops towards Tunbridge Wells town centre and Trinity Arts Centre.

LOUNGE:

Carpeted, floor mounted contemporary 'Dimplex' electric storage heater, inset downlights to the ceiling. Areas of storage shelving and a low level fitted cupboard, various media points. Double glazed windows affording the aforementioned views across town.

BEDROOM:

Carpeted, wall mounted electric radiator, inset downlights to the ceiling. Door to a generously sized under eaves storage area. Velux window to the rear with a fitted blind.

BATHROOM:

Fitted with a panelled bath with taps over, fitted shower curtain rail and wall mounted electric 'Mira' shower, low level WC, pedestal wash hand basin with tiled splashback and fitted wall mirror. Wall mounted electric towel radiator, vinyl floor, part tiled walls, areas of fitted shelving, inset downlights to the ceiling, extractor.

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:

Dudley Road is a popular residential road in the very centre of Tunbridge Wells offering immediate access to both the Royal Victoria Place shopping precinct and the associated Calverley Road, alongside a host of independent retailers, restaurants and bars located principally between Mount Pleasant and the Pantiles. The property also affords excellent access to Tunbridge Wells main line railway station which offers fast and frequent services to both London termini and the South Coast. Properties of this style have generally been a great interest to both investors and first time buyers.

TENURE: Leasehold

Lease - 99 Year lease from 24 June 2015

Service Charge - currently £600.00 per year (including buildings insurance)

Ground Rent - currently £250.00 per year

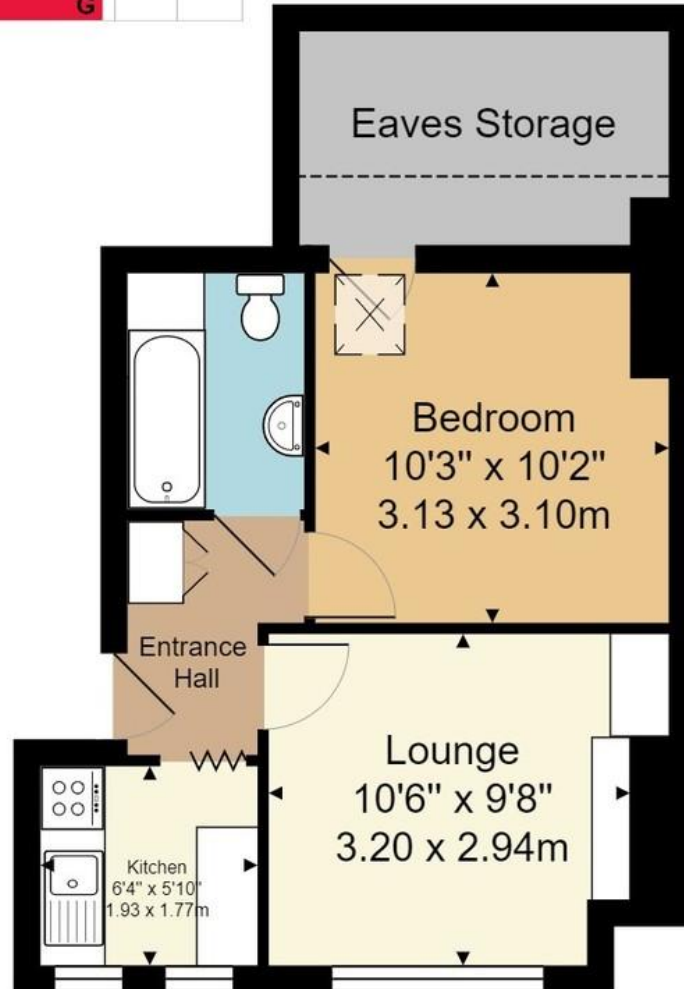
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND: A

VIEWING: By appointment with Wood & Pilcher 01892 511211



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 63 D |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Apartment Approx. Gross Internal Area 327 sq. ft / 30.4 sq. m
 Approx. Gross Internal Area (Incl. Eaves Storage) 403 sq. ft / 37.4 sq. 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 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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