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PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bed First Floor Mansion Apartment
- Offered as Top of Chain
- Exclusive Residential Block
- Lift for Residents
- Allocated Parking Space
- Energy Efficiency Rating: B

**Pembury Road, Tunbridge Wells**

**£675,000**

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## Apartment 4, Fairfax Lodge, Pembury Road, Tunbridge Wells, TN2 3QS

Offered as top of chain and to an extremely high standard, a generously proportioned two bedroom mansion apartment on the first floor of this period property close to Tunbridge Wells town centre and Dunorlan Park. Perhaps only properly understood by arranging an appointment to view, the property benefits tremendously from a number of impressive period features, a high quality of fixtures, fittings and carpets throughout, and a beautiful private balcony with far reaching views accessed from the lounge. Other particularly attractive features are the size of the principal bedroom with its further high standard en-suite facility, an attractive fireplace to the lounge, a well designed and spacious kitchen and also generous storage in the form of fitted wardrobes throughout, a large cupboard in the lobby area outside of the front door and a further large cupboard within. An additional benefit is a further private lock up area in the lower ground floor of the main building, accessed via the left hand side of the main building of approximately 6ft x 10ft. The property also enjoys a single allocated parking space to the left hand side adjacent to the front door of the main building. The property will be particularly suitable for anybody seeking to downsize from a larger property but still enjoy period features and good room sizes or anybody indeed seeking an exclusive property in an exclusive building.

Access is via a partially glazed door leading to:

### LOBBY:

This is outside the main entrance door and is carpeted with areas of fitted coat hooks, coming, door to large lockable storage cupboard with good areas of deep fitted shelving. Door to:

### MAIN ENTRANCE HALLWAY:

Of a good size with high ceilings, cornicing, carpeted, radiator, wall mounted thermostat control, wall mounted entry phone. Doors to a deep cupboard with space for a washer/dryer and further areas of deep fitted shelving. Doors leading to:

### BATHROOM:

Fitted with a wall mounted wash hand basin with mixer tap over and generous storage below, low level WC, panelled bath with contemporary styled mixer tap over, fitted glass screen and two shower heads. Contemporary floor tiling, contemporary tiled walls, backlit mirror, wall mounted towel radiator, inset spotlights to the ceiling, extractor fan.

### MASTER BEDROOM:

Carpeted, radiator, picture rail, coming, wall mounted thermostat control. Good areas of fitted wardrobes with shelving and coat rails. Of an excellent size with extremely good room for a large double bed and associated bedroom furniture. Double glazed windows to the rear with views across neighbouring gardens toward Dunorlan Park beyond. Door to:

### EN-SUITE SHOWER ROOM:

Fitted with a shower with sliding glass screens and two shower heads over, wall mounted wash hand basin with mixer tap over and storage below and backlit mirror fronted cabinet above, low level WC. Contemporary tiled floor, contemporary tiled walls, feature fitted wall mirror, heated towel radiator.

Double partially glazed doors leading to:

### PRINCIPAL LOUNGE:

Of an excellent size with higher than expected ceilings and coming, carpeted, two radiators, wall mounted thermostat control, various media points. Ample space for lounge furniture and for entertaining alongside room for table and chairs.





Feature fireplace with inset electric fire, polished stone mantle and surrounds. Double glazed doors to and private balcony with further double glazed windows to either side each with fitted Plantation shutters and further double glazed window to the side with fitted Plantation shutters.

**PRIVATE BALCONY:**

Wooden decking, external power point, further wooden retaining rails and good space for garden furniture and further entertaining. Attractive views across neighbouring gardens and towards Dunorlan Park in the distance.

Two sliding doors from the entrance hallway leading to:

**KITCHEN:**

Of a pleasing contemporary design with Corian style work surfaces and generous amounts of storage. Inset single bowl Butlers sink with mixer tap over. 'Stoves' Range cooker with five ring induction hob and ovens below, feature splashback and 'Stoves' extractor hood above. Lower level fitted fridge and freezer. Integrated dishwasher and fitted wine fridge. Vinyl tiled floor, Feature Skylight, coming, inset spotlights to the ceiling. Stained glass windows returning to the entrance hallway.

**BEDROOM:**

Of a very good size. Radiator. Doors to a generous fitted wardrobe space with areas of shelving and coat rails. Space for a double bed and associated bedroom furniture. Wall mounted 'Alpha' boiler inset to a cupboard. Additional areas of fitted cupboards with generous storage space and coat rails. Double glazed windows to the side with fitted Plantation shutters.

**OUTSIDE:**

The property enjoys use of a single allocated parking space to the left of the main front door and, accessed along the left hand side of the main house and via stairs, a private storage unit of approximately 6ft by 10ft and denoted by number 2.

It should be stressed that whilst the property enjoys attractive views over neighbouring gardens the property itself does not have access to said gardens - purely the private balcony adjacent to the principal lounge.

**SITUATION:**

The property is located in Fairfax Lodge off of Pembury Road in central Tunbridge Wells. To this end it is placed to take good advantage of nearby Dunorlan Park with the town centre being a modest walk away. Tunbridge Wells itself has an excellent mix of social, retail and educational facilities including a number of sports and social clubs and two theatres, a range of principally independent retailers, restaurants and bars located between the Pantiles and Mount Pleasant with a wider range of multiple retailers principally located at the Royal Victoria Place shopping centre and nearby North Farm. The town has two main line railway stations offering fast and frequent services to both London termini and the South Coast.

**TENURE:**

Leasehold

Lease - 250 Years From 1 April 2017

Service Charge - currently £1986.30 per year

Ground Rent - currently £150.00 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:**

D

**VIEWING:**

By appointment with Wood & Pilder 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1023 ft<sup>2</sup> ... 95.1 m<sup>2</sup>

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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