



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Top Floor Apartment
- 2 Bedrooms
- En-Suite to Main Bedroom
- Very High Standard of Presentation
- Allocated Parking Space
- Energy Efficiency Rating: C

Woodbury Park Road, Tunbridge Wells

£345,000

woodandpilcher.co.uk

Flat 6, 10-12 Woodbury Park Road, Tunbridge Wells, TN4 9JZ

Located on the top floor of this well presented purpose built block in the St. Johns quarter of Tunbridge Wells, an extremely attractive two bedroom contemporary styled apartment offered to a very high standard throughout and with thoughtful improvements by the current owner. It enjoys a generous reception hallway, a large principal lounge/dining area open to a small private balcony as well as a contemporary styled fitted kitchen, two good sized double bedrooms - of which one has an en-suite shower room - and a further bathroom. A glance at the attached photographs will give an indication as to the extreme quality of this attractive apartment. Externally, the property enjoys a single allocated parking space to the rear of the property behind private gates as well as use of a residents permit parking scheme (see note) for the area.

Access is via a solid door to:

ENTRANCE HALLWAY:

Carpeted, wall mounted entry phone, cornicing, inset spotlights to the ceiling, loft access hatch, feature radiator. Door to a deep cupboard with good general storage space and areas of deep fitted shelving, further cupboard with an inset 'Megaflo' hot water cylinder, further storage space and areas of fitted shelving. Door leading to:

BEDROOM:

Of a good size and with excellent space for a double bed and associated bedroom furniture. Carpeted, feature radiator. Fitted wardrobe with areas of fitted coat rails with shelving above. Double glazed windows to the rear with fitted Plantation shutters.

BEDROOM:

Of a particularly good size with excellent space for a double bed and associated bedroom furniture. Carpeted, feature radiator, areas of wooden panelling, various media points. A bank of fitted wardrobes with sliding doors - some mirrored - with good areas of fitted coat rails. Double glazed window to the rear with fitted Plantation shutters. Door leading to:

EN-SUITE SHOWER ROOM:

Fitted with a large shower with fitted glass screen and two shower heads over, low level WC, wall mounted wash hand basin with mixer tap over and storage below. Tiled floor, part tiled walls, wall mounted mirror fronted cabinet, towel radiator, inset spotlights to the ceiling, extractor fan. Opaque double glazed window to the side.

BATHROOM:

Fitted with a panelled bath with mixer tap over and single head shower attachment and glass shower screen, low level WC, wall mounted wash hand basin with mixer tap over and storage below. Tiled floor, part tiled walls, towel radiator, inset spotlights to the ceiling, extractor fan. Opaque double glazed window to the side.

LOUNGE:

Of a good size and with excellent space for lounge and dining furniture and entertaining. Feature radiator, various media points, cornicing, inset spotlights to the ceiling. Double glazed French doors with further double glazed windows to either side leading to:



PRIVATE BALCONY:

Retaining brick and metalwork and affording views towards town across Woodbury Park Cemetery.

KITCHEN:

Of a contemporary style with high gloss wall and base units and a complementary work surface. Inset one and a half bowl sink with mixer tap over. Integrated 'AEG' electric oven, inset four ring 'Zanussi' induction hob with splashback. Good general storage space. Integrated washing machine and slimline dishwasher. Space for a freestanding fridge/freezer. Vinyl floor, feature radiator, wall mounted 'Suprima' boiler inset to a cupboard, inset spotlights to the ceiling. Opaque double glazed windows to the side.

PARKING:

The property enjoys a single allocated parking space to the rear of the property behind private gates as well as use of a residents permit parking scheme for the area. 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:

The property is located on Woodbury Park Road in the St. Johns quarter of Tunbridge Wells. The road itself is well placed for ready access to both the town centre and both mainline railway stations alongside a host of well regarded schools along the St. Johns Road. The property is also proximate to one of Tunbridge Wells' hidden gems - Woodbury Park Cemetery, a beautiful urban park area with a wealth of history. St. Johns itself has a local park, two metro style supermarkets and a range of everyday retailers and restaurants. Tunbridge Wells itself is a little under a mile distant with a far wider range of social, retail and educational facilities including two theatres and a number of sports and social clubs, a range of principally independent retailers, restaurants and bars between the Pantiles and Mount Pleasant with further multiple offerings at the Royal Victoria Place shopping centre and nearby North Farm. Tunbridge Wells is rightly highly regarded for its excellent range of schools at all levels. The town has two main line railway stations broadly equidistant from the property each offering frequent services to both London termini and the South Coast.

TENURE:

Leasehold with a share of the Freehold
 Lease - 999 years from 13 November 2001
 Service Charge - currently £1,189.00 per year
 Peppercorn 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:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 744 ft² ... 69.1 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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