



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bed Ground Floor Apartment
- Offered As Top Of Chain
- Requiring Modernisation
- Front & Rear Gardens
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

**Windmill Street, Tunbridge Wells**

**£255,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 31 Windmill Street, Tunbridge Wells, TN2 4UU

Offered as top of chain and with excellent potential for further modernisation and development, a two bedroom ground floor apartment in this low level block with both front and rear gardens and located in a peaceful and pleasant residential area in the St. Peters quarter of Tunbridge Wells. A glance at the attached floorplan will give an indication as to the current layout of the property. We consider it has excellent potential for further development and maybe even the creation of an entrance to the private garden towards the rear of the apartment - subject to permissions being obtainable. The property also enjoys a further private front garden, use of a residents permit parking scheme (see note) and excellent access to both Tunbridge Wells itself and nearby Dunorlan Park.

Access is via a solid door with an inset opaque double glazed panel to:

### ENTRANCE LOBBY:

Carpeted, areas of wood panelling, wall mounted gas meter, wall mounted electric meter and consumer unit, door to a cupboard with areas of fitted shelving and good general storage space. Door leading to:

### LOUNGE:

Carpeted, telephone point, aerial point, radiator. Good space for lounge furniture and for entertaining. Double glazed window to the front. Door to:

### BEDROOM:

Carpeted, radiator. Space for double bed and associated bedroom furniture. Double glazed window to the rear.

### BEDROOM:

Space for bed and associated bedroom furniture, radiator. Double glazed window to the rear.

### KITCHEN:

Fitted with a range of wall and base units and a complementary work surface, areas of tiled walls. Inset single bowl sink with taps over. Inset four ring electric hob with extractor fan over and integrated electric oven. Good areas of general storage, vinyl floor, radiator, extractor fan. Double glazed window to the rear with a fitted blind. Door leading to:

### BATHROOM:

Fitted with a pedestal wash hand basin, panelled bath with taps over, low level WC. Vinyl floor, part tiled walls, wall mounted boiler inset to a cupboard, radiator. Opaque double glazed window to the side with fitted blind.



**OUTSIDE:**

The garden to the front is set to lawn with some mature shrub plantings and picket fencing. A brick path runs to the front door. A side gate leads to a path to the rear of the property. The property enjoys sole use of the garden to the immediate rear of the apartment with a low maintenance paved area with good space for garden furniture and for entertaining, also a further area of lawn and areas of mature shrub plantings. A neighbour owns the garden to the rear of this garden.

**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:**

The property enjoys a peaceful and pleasant location on this residential no-through road and good access to both nearby Dunorlan Park and Tunbridge Wells town centre itself. Tunbridge Wells has an excellent range of social, retail and educational facilities including two theatres and a number of sports and social clubs, a range of principally independent retailers and restaurants between the Pantiles and Mount Pleasant and a wider range of multiple offerings at the Royal Victoria Place shopping precinct and nearby North Farm and a good number of highly regarded schools at all levels. The town has two main line railway stations both offering fast and frequent services to London termini and equally good access to the A21 trunk road and nearby area of outstanding natural beauty.

**TENURE:**

Leasehold

Lease - As of May 2024 we understand that the vendors lawyers are currently drafting a lease for this property which we expect to be available shortly. Our understanding is that the lease will run from 999 years commencing 2003 with no ground rent charged. Please do speak to staff at Wood & Pilcher for further information or updates as appropriate.

Service Charge - Ad Hoc Basis

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:**

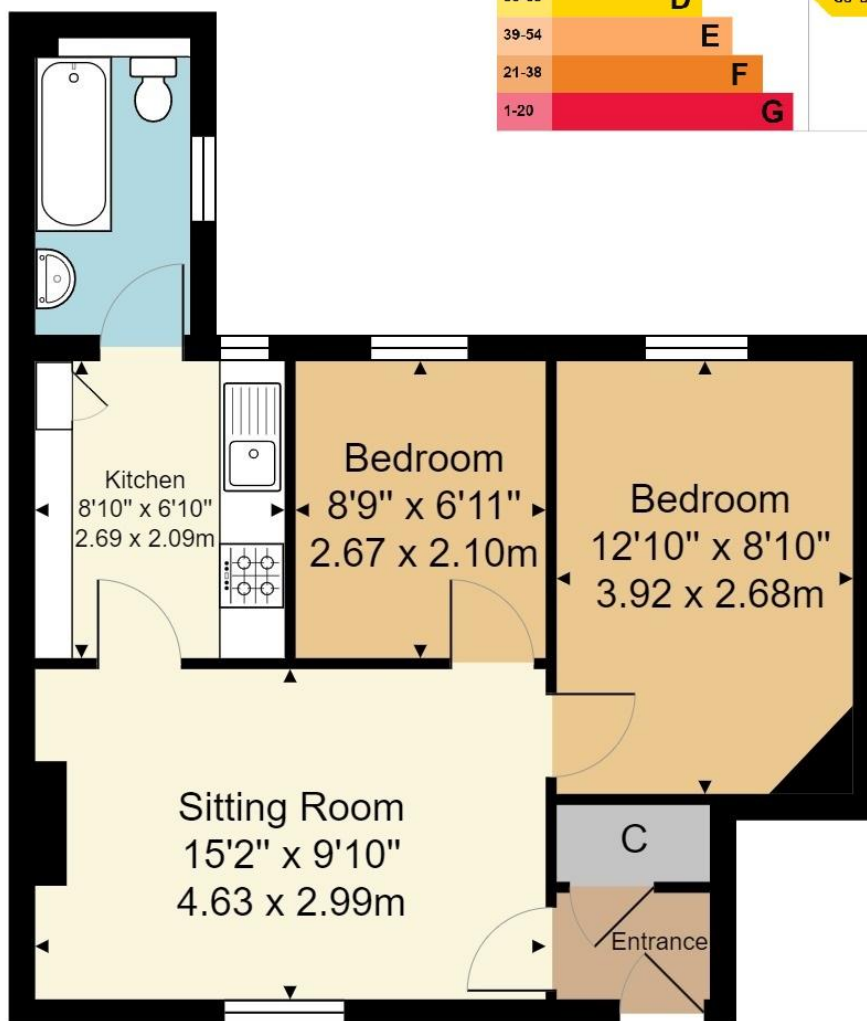
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**VIEWING:**

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 479 ft<sup>2</sup> ... 44.5 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

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 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

