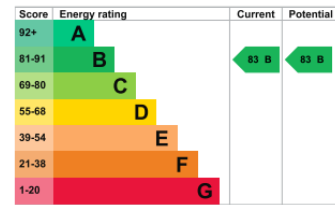


First Floor



19 Park House

Gross Internal Area : 59.5 sq.m (640 sq.ft.)



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29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



19 Park House Kingswood Road Tunbridge Wells, TN2 4BP



A well-presented 2 bedroom first floor (with lift) purpose built apartment enjoying a quiet southerly aspect with attractive views over the established gardens and beyond, for residents 55 years and over providing independent living with the advantage of a house manager, close to Dunorlan Park and half a mile from the town centre. Benefits include a residents lounge and conservatory leading out to beautiful gardens.

Communal Hall, Lift, and Staircase to first floor. Hall, Combined Kitchen/Reception room, 2 Bedrooms, Ensuite Shower Room, Bathroom, Central Heating, Double Glazed Windows, Communal Gardens, Residents Parking, Residents Lounge, Guest suite and Laundry Room.

Guide price **£275,000** Leasehold





- ◆ Bathroom comprising panelled bath with separate shower above, low level WC, washbasin with shelving to side, chrome towel radiator, mirrored vanity cupboard and air extractor.

Facilities

- ◆ Residents of Park House enjoy a number of benefits including a house manager who is in attendance 9.30 to 12.30, 4 days a week, whose responsibilities are maintenance, health and safety.
- ◆ 'L' shaped residents lounge with its own kitchen and attractive conservatory with French doors out to the garden.
- ◆ Laundry room with washing drying and ironing facilities.
- ◆ Guest suite on the ground floor (chargeable) twin beds with an ensuite shower room.

Outside

- ◆ There are attractive landscaped communal gardens laid to lawn with established borders.
- ◆ To the front there is parking for the residents operated on a first come first served basis.

Location

- ◆ Approximately half a mile to the town centre.
- ◆ Close to Kingswood doctors surgery and the Nuffield Hospital.
- ◆ Dunorlan Park is within easy walking distance.

Practicalities

- ◆ 299 year lease commenced June 2010.
- ◆ Service charge £3499.50, this includes the buildings insurance, gardening, house manager, and upkeep of the buildings and grounds plus gas and water, electricity is billed separately to flat owners.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

Property Description

- ◆ Communal Hall, Lift, and Staircase to first floor.
- ◆ Front door to 'L' shaped hall with fitted inset doormat, built in drying cupboard housing new hot water tank.
- ◆ Combined kitchen/reception room benefitting from an attractive southerly view over the gardens, 2 double radiators.
- ◆ The kitchen is fitted with granite worksurfaces fitted over 2 walls incorporating Smeg electric hob and electric fan oven beneath, concealed extractor above, good range of fitted cupboards and matching wall mounted cabinets, Bosch larder fridge, air extractor and a tiled floor.
- ◆ Well-proportioned main bedroom with delightful views over the garden, double radiator, ensuite shower room with low level WC with concealed cistern, washbasin with shelving either side, and separate shower cubicle.
- ◆ Bedroom 2 also enjoys an attractive view over the garden.

