



- 1 Bed First Floor Apartment
- Chain Free
- Premier Tunbridge Wells Road
- Spacious Lounge
- On Street Parking
- Energy Efficiency Rating: D

Earls Road, Tunbridge Wells

£215,000



Flat 4, 24 Earls Road, Tunbridge Wells, TN4 8EA

Offered as chain free and situated on one of Tunbridge Wells' premier roads, a one bedroom, first floor period conversion apartment in this impressive building with a generous lounge size, good areas of fitted wardrobes, attractive views of communal gardens to the rear through double glazed sash windows, a contemporary styled kitchen with high gloss units and wood effect work surfaces and further spacious bathroom. The property is located in a peaceful residential area but with ready access to Tunbridge Wells town centre and Common.

Access via a solid door to:

ENTRANCE HALLWAY:

Good areas of laminate flooring, wall mounted entry phone, excellent ceiling heights throughout. Doors leading to:

BATHROOM:

Fitted with a panelled bath with taps over, fitted glass shower screen and wall mounted electric 'Triton' shower with single head, pedestal wash hand basin, wall mounted mirror, low level WC. Tiled floor, part tiled walls, recess with space for a washing machine with a cupboard above, wall mounted electric towel radiator, wall mounted electric heater, extractor fan. Opaque double glazed window to the side.



KITCHEN:

Fitted with a range of contemporary high gloss dark blue wall and base units and a complementary work surface. Integrated electric oven and inset four ring 'Zanussi' hob. Inset single bowl stainless steel sink with mixer tap over. Good areas of laminate flooring, good areas of general storage, part tiled walls. Double glazed window to the side.

BEDROOM:

Carpeted, wall mounted electric heater, picture rail. Space for double bed. Double glazed sash window to the rear with fitted blind.

LOUNGE:

Carpeted, wall mounted electric storage heater, fitted cupboard and storage, various media points, feature cornicing. Good space for lounge furniture and for entertaining. Double glazed sash window to the rear.

OUTSIDE REAR:

The property has use and access to a communal garden set to lawn at the rear of the property. Retaining wooden fencing, further areas of mature shrubs and deep well stocked shrub beds.

SITUATION:

The property is located in a pleasant residential area off of Mount Ephraim in central Tunbridge Wells. To this end, whilst enjoying a peaceful locale it offers ready access to Tunbridge Wells many facilities - principally across the Common - and these include a host of independent restaurants, bars and retailers situated between the Pantiles and Mount Ephraim with further multiple offerings at the Royal Victoria Place shopping centre and nearby North Farm Estate. The town also enjoys an excellent selection of sports and social clubs and two theatres. Special reference should be made to the Common itself - publicly accessible land of several hundred acres with beautiful areas of woodland, further sports and recreation areas and an individuality in itself that helps to define Tunbridge Wells as this unique town it surely is. The town also offers good access via its two main line railway stations to London termini and the South Coast and via the A21 trunk road both London and coastal resorts.

TENURE:

Leasehold with a share of the Freehold
 Lease - 999 Years From 1 January 2001
 Service Charge - currently £1020.00 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:

A

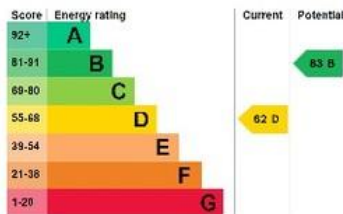
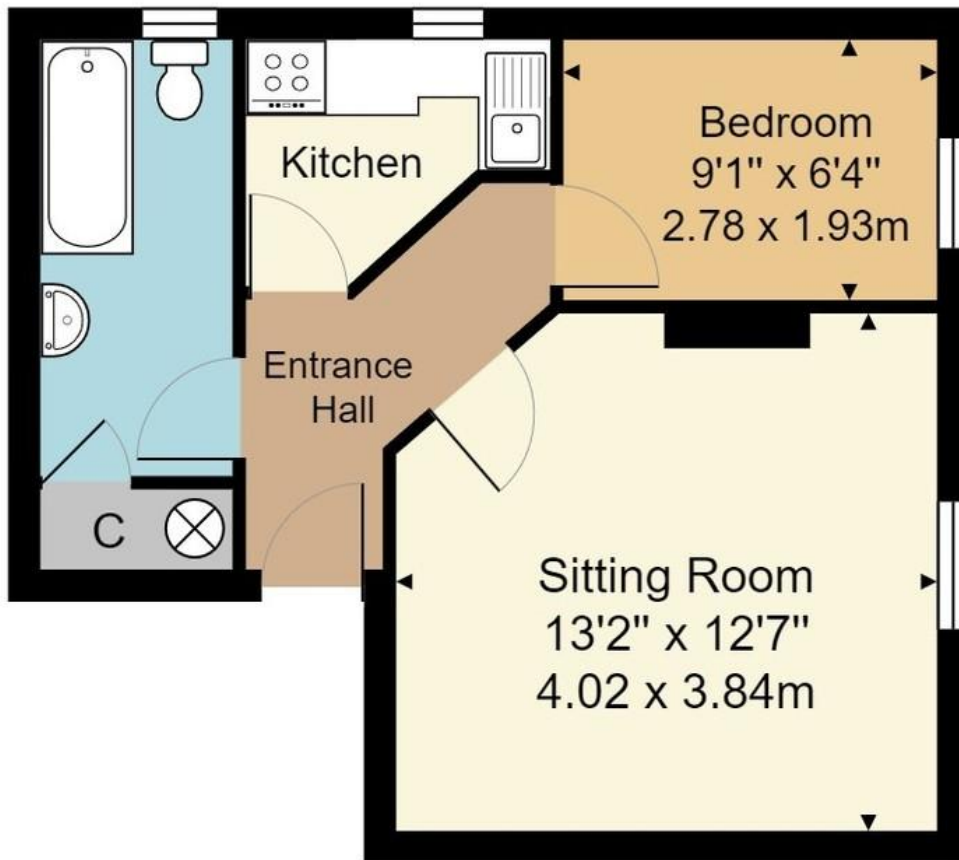
VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
 Mobile Phone Coverage search Ofcom checker
 Flood Risk - Check flooding history of a property England - www.gov.uk
 Services - Mains Water, Electricity & Drainage
 Heating - Electric Storage Heater (Lounge)





Approx. Gross Internal Area 366 ft² ... 34.0 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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