



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedroom 3rd Floor Apartment
- Period Features
- Top of Chain
- Incredible Views
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

London Road, Tunbridge Wells

£495,000

woodandpilcher.co.uk

74a London Road, Tunbridge Wells, TN1 1DX

An extraordinary opportunity to own this expansive 1385 Sq. Ft. residence in the heart of Royal Tunbridge Wells. Situated on the third floor of a stunning historic building, accessed via four flights of stairs, this lateral flat offers three double bedrooms and two bathrooms, a living room area and separate dine-in kitchen.

Enjoying southerly, easterly, and westerly exposure, it offers breath taking views over Tunbridge Wells Common, the 'Mary Poppins' rooftop scenes of historic Tunbridge Wells, and the picturesque Trinity Theatre.

Set back from the charming, cobbled streets of Inner London Road, the next owner will enjoy the convenience of being near Tunbridge Wells Mainline Station, The Royal Victoria Palace, and Calverley Road's vibrant retail scene. Green spaces abound with Tunbridge Wells Common and Calverley Park Grounds nearby, while the bustling Mount Pleasant, High Street, and the renowned Pantiles are within easy reach.

Offered as Top-of-chain, this residence is also sold with a share of the freehold. Its management is overseen by a democratic company structure. A robust sinking fund and annual meetings ensure the building's cherished character and condition are maintained.

HALLWAY:

Ceiling height of 9.5ft, radiator, ample space for entry furniture such as a console table, intercom system.

LIVING ROOM:

Boasting a generous 9.5ft. ceiling height and 286 square feet, this exquisite space features dual aspect windows that bathe the room in natural sunlight from the south and west, offering picturesque views. Elegant shutters frame the traditional sash windows, including a magnificent 10ft bay window. The room showcases a charming feature fireplace, complemented by an ornate ceiling rose and 8-inch skirting boards.

BEDROOM 2:

The spaciousness and tall ceilings extend into this room. It has a large window facing west, overlooking the Tunbridge Wells common area, and is carpeted. This versatile space could easily double as a dining room if desired.

BEDROOM 3:

This double bedroom, while not the largest, is far from small. It features a single-glazed window (Furniture or flowerpots outside are prohibited) and includes a sizable built-in wardrobe.

BEDROOM 1:

The room, entered through a walk-through wardrobe-like entrance containing built-in storage and housing the electric meter and fuse board, is carpeted, and illuminated by two large east-facing windows, offering views of Trinity Theatre. The ensuite, without a door, features a quadrant shower, large mirror, a gas heated towel radiator, under-sink storage, and a low-level WC.

BATHROOM:

This room features a south-facing double-glazed window, with a ceiling height of 8.7ft. It has an extra radiator and a gas heated radiator towel for warmth. The flooring and walls are tiled.



KITCHEN:

Adorned with original floorboards and tall ceilings, this room boasts dual aspect windows, offering captivating views to the south and east. The kitchen area features modern amenities including an electric hob, recirculating fan, under-counter fridge and freezer, dishwasher, and stylish laminate worktops. Ample storage solutions are provided with both wall-mounted and below-counter units. A dedicated cupboard houses the gas meter and combi boiler, while a spacious pantry offers additional storage options. Completing this space is a separate utility area, currently housing a washing machine, dryer, and convenient shelving.

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 boasts an enviable location. Residents benefit from convenient access to the Common for leisurely strolls, while also being within close reach of the bustling Royal Victoria Place shopping centre and the vibrant Calverley Road precinct, home to a diverse range of shops and amenities.

For those seeking independent boutiques, charming cafes, and enticing bars, the nearby Camden Road area and the charming streets between Mount Pleasant and the iconic Pantiles provide ample options.

Tunbridge Wells is well-equipped with sports facilities and social clubs, ensuring residents can pursue their hobbies and interests. Furthermore, the town boasts two theatres, easily accessible from the property, offering a rich cultural experience.

Families will appreciate the array of highly regarded schools available at all levels, contributing to the town's reputation for excellent education.

Commuters will find the proximity to the mainline railway station particularly appealing, as it offers swift and frequent services to both London and the scenic south coast, facilitating seamless travel for work or leisure.

TENURE: Leasehold with a share of the Freehold

Lease - 997 Years From 17 July 1978

Service Charge - currently £1860.00 per year

No Ground Rent

Buildings Insurance - currently £502.00 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 & 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, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Approx. Gross Internal Area 1385 sq. ft / 128.7 sq. m

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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 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
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