



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Retirement Apartment
- 3rd Floor, 1 Double Bedroom
- Warden Assisted & 24 Hour Care Line
- Close To Town Centre
- Gated Parking
- Energy Efficiency Rating: C

**Park Road, Tunbridge Wells**

**£205,000**

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

## Flat 15, Pegasus Court, Park Road, Tunbridge Wells, TN4 9JR

This top floor retirement apartment is situated within an attractive building in a central position within the town centre. The property is spacious and well presented consisting of a generous entrance hall with good storage, good sized sitting/dining room with far reaching views over the area, separate kitchen and one double bedrooms with a family bathroom. Pegasus Court is a well regarded retirement building having its own on site warden and 24 hour care line, as well as a residents lounge which hosts the occasional social event and pretty communal gardens to enjoy to the rear. In addition there is a visitors suite which can be booked for a small charge and the property benefits from no onward chain thereby streamlining the buying process.

### COMMUNAL ENTRANCE HALL:

Lift and stairs to all floors. This being the 3rd (top) floor.

Solid front door with spy hole and letterbox to:

### ENTRANCE HALL:

Three cupboards, one housing the consumer unit and electric meter, one for coats/shoes and storage and one housing the hot water cylinder with slatted shelving. Electric panel radiator, Tunstall telephone entry system.

### SITTING ROOM:

Two dwarf windows with far reaching views, two storage heaters, telephone and TV point, glass door. Living flame electric feature fireplace.

### KITCHEN:

Double glazed window to side, wall to floor cupboards and drawers with contrasting work surface and tiled splashback as well as downlights. Sink unit with mixer tap and drainer. Halogen hob with extractor above, eye-level oven and integrated microwave. Integrated fridge/freezer and washing machine.

### BEDROOM:

Large double bedroom with dwarf windows, storage heater, built-in wardrobes providing hanging and shelving space.

### BATHROOM:

Panel enclosed bath with hot and cold tap, separate thermostatic shower over and hand held attachments and glass screen, WC, wash hand basin set into vanity unit with cupboard. Tiled walls, heated towel rail, 'Dimplex' heater, extractor fan.



**OUTSIDE:**

There are communal gardens for the residents to enjoy to the rear of the property. Off road parking available on a first come, first served basis.

**SITUATION:**

The property is located in the Upper Grosvenor Road area. The Royal Victoria Place shopping precinct and Calverley Road pedestrianized areas are a short walk away, as is the recently refurbished Grosvenor and Hilbert Park. A beneficiary of a large grant, this exciting outdoor space hosts areas of medieval woodland, alongside football and sports pitches, ornamental lakes, wetland features and cafeteria - a real jewel in Tunbridge Wells' crown! Tunbridge Wells offers an excellent mix of social, retail and educational facilities and beyond the aforementioned precincts, there are a host of impressive independent retailers and restaurants located along Mount Pleasant, the old High Street, Chapel Place and The Pantiles. The town has a host of excellent schools and the property is well placed to take advantage of such facilities.

**TENURE:**

Leasehold

Lease - 125 Years From 1 January 2003

Service Charge - currently £4476.19 per year

Ground Rent - currently £359.00 per year - next review 1.1.2028

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:**

B

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

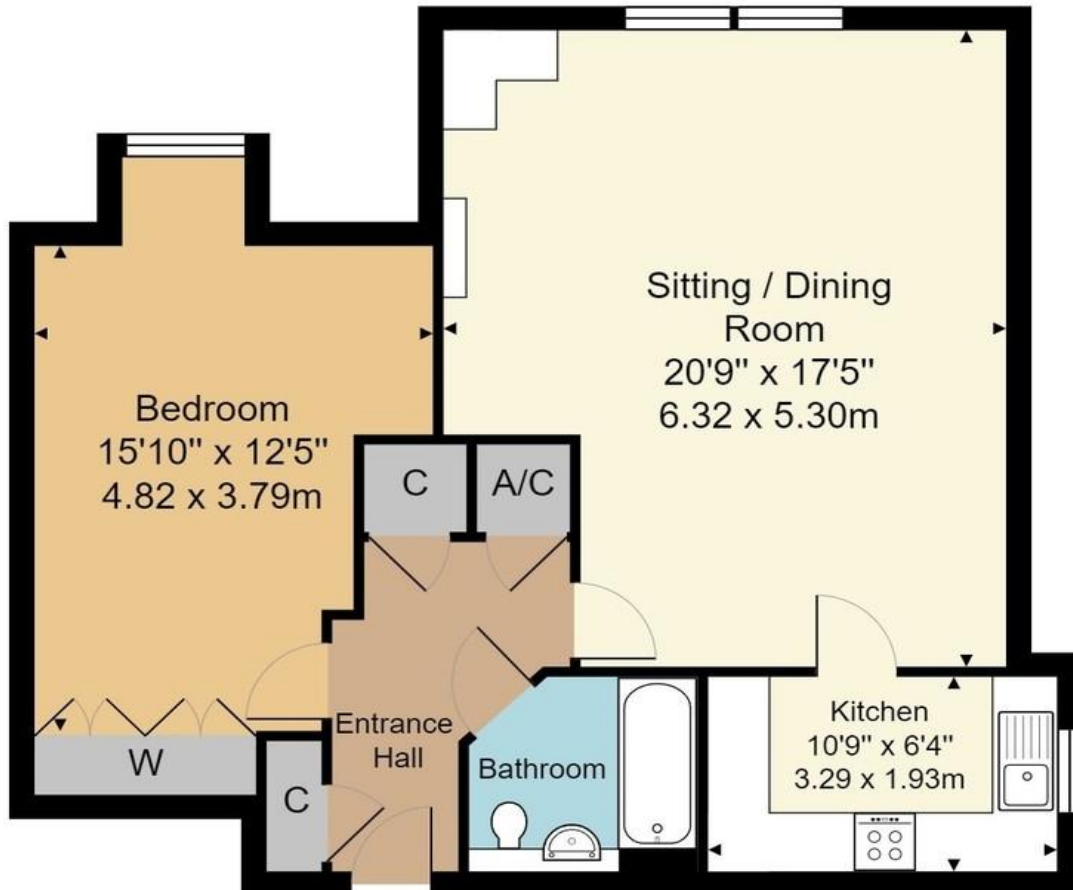
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

Heating - Electric Storage Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 737 ft<sup>2</sup> ... 68.5 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.

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