



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bedroom Maisonette
- Offered as Top of Chain
- First Floor Location
- Excellent Room Sizes
- Garage & Parking
- Energy Efficiency Rating: C

**Tetley Mews, Tunbridge Wells**

**GUIDE £350,000 - £365,000**

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## 11 Tetley Mews, Willicombe Park, Tunbridge Wells, TN2 3GB

Offered as top of chain, a two bedroom maisonette located in a quiet, peaceful location adjacent to Willicombe Park in Tunbridge Wells. Located on the first floor, the property enjoys excellent room sizes, double glazed windows and a good number of contemporary styled fixtures and fittings. The property has a lower maintenance courtyard garden area to the front - currently set to slate chippings - and generous parking in the form of a good sized garage with a further parking space at the front. We consider this style of property and locale to be eminently suitable to a number of buyers and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed double glazed door with two inset opaque panels leading to:

### ENTRANCE LOBBY:

Carpeted, stairs and a hand rail leading to:

### FIRST FLOOR LANDING:

Carpeted, wall mounted thermostatic control, radiator, cornicing, loft access hatch (the loft does not form part of this conveyance). Good sized cupboard with generous storage space, coat rail and areas of fitted shelving. Further cupboard with inset 'Systemate' hot water storage tank, further general storage space and areas of shelving. Doors leading to:

### BEDROOM:

Carpeted, radiator, various media points, cornicing. Good space for a double bed and associated bedroom furniture. Double glazed windows to the front with fitted blind. Door to a storage cupboard with fitted carpet, wall mounted electrical consumer unit, areas of fitted shelving and a coat rail.

### LOUNGE:

Of a good size with excellent space for lounge furniture and entertaining. Carpeted, two radiators, cornicing, various media points. Shallow bay window to the front comprised of three sets of double glazed windows.

### KITCHEN/BREAKFAST ROOM:

A range of contemporary styled wall and base units and a complementary engineered granite style work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated 'AEG' electric oven and inset four ring 'Bosch' gas hob with feature splashback and extractor hood over. Integrated fridge, freezer and washer/dryer. Feature tiled floor, radiator. Good general storage space. Space for breakfast table and chairs. Wall mounted 'Ideal' boiler inset to a cupboard, inset LED spotlights to the ceiling, extractor. Double glazed windows to the rear.



**BATHROOM:**

Wall mounted wash hand basin with mixer tap over and storage below, panelled bath with mixer tap over and single head attachment, further shower head over with concertina glass shower screen, low level WC. Tiled floor, part tiled walls, fitted wall mirror, wall mounted towel radiator, electric shaver point, inset spotlights to the ceiling, extractor fan. Opaque double glazed window to the rear with fitted blind.

**BEDROOM:**

Of a good size with space for bed and associated bedroom furniture, radiator. Large fitted cupboard (to remain). Double glazed windows to the rear.

**OUTSIDE FRONT:**

The property enjoys ownership of a small garden area to the front of the property set to chipped slate with a feature shrub, and, to the left of the block as you face it, ownership and use of the garage to the right hand side which is of a particularly good and deep size and has a further parking space in front of the door.

**SITUATION:**

Tetley Mews is a peaceful and pleasant development adjacent to Willicombe Park in Tunbridge Wells town centre. To this end it offers excellent access to the towns facilities which include a wide mix of social, retail and educational facilities. The town enjoys a number of sports and social clubs and two theatres. A range of principally independent retailers, restaurants and bars between the Pantiles and Mount Pleasant with a further range of multiple retailers at both the Royal Victoria Place shopping precinct and North Farm Estate. The town has a good number of highly regarded schools at all levels. The town also has two main line railway station offering fast and frequent services to both London termini and the South Coast and ready access to the A21 trunk road which leads to the M25.

**TENURE:** Leasehold

Lease - 125 Years From 1 January 2004

Service Charge - currently £867.00 per year

Ground Rent - currently - We are advised by the owners that the annual ground rent payment is £200.00 per year. This being said, it has never been collected by the freeholders in the owners time of residence. Interested parties should absolutely expect this to not continue & budget accordingly. We advise all interested purchasers to contact their legal advisor and seek to re-confirm these figures & collection policies prior to 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](http://www.gov.uk)

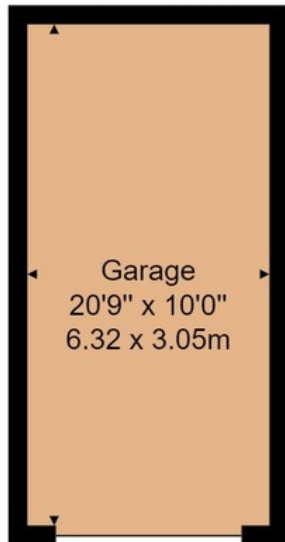
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

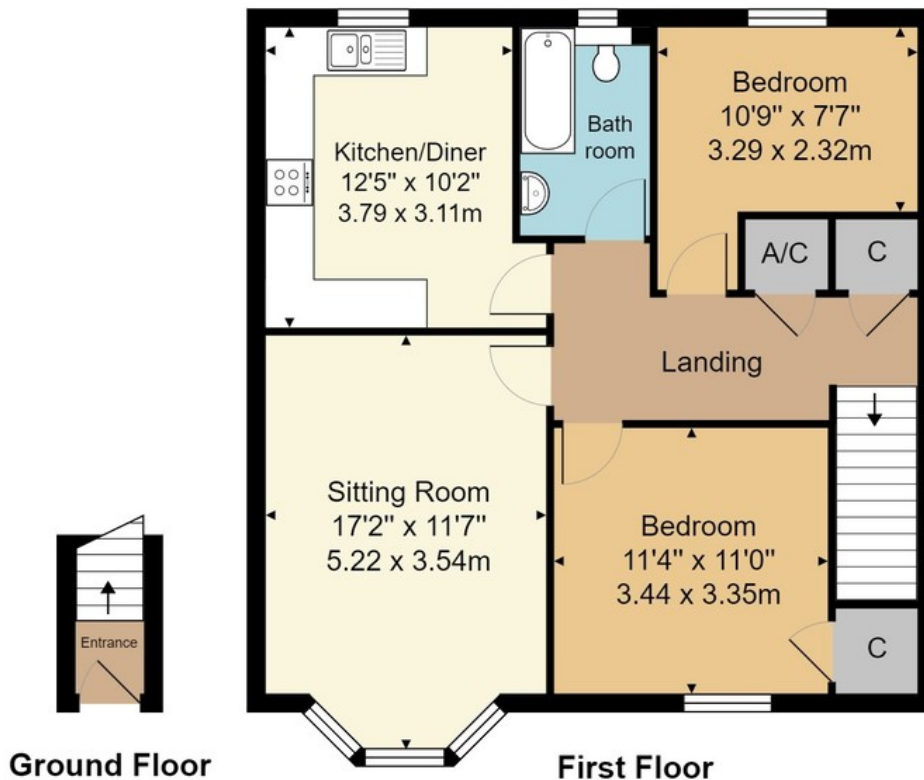


Apartment Approx. Gross Internal Area  
772 sq. ft / 71.7 sq. m

Garage Approx. Gross Internal Area  
208 sq. ft / 19.3 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
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 Associate London Office 02070 791568

