



25B Eridge Road

Tunbridge Wells, TN4 8HJ

▶ SUMNER PRIDHAM ◀

A recently refurbished spacious first floor apartment in a handsome detached Victorian house convenient to the town centre benefitting from its own rear garden and allocated parking space.

Staircase to first floor, Hall, Cloak/Shower Room, Sitting Room with Large Kitchen/Dining Room, 3 Double Bedrooms, Bathroom, Gas Fired Central Heating, Garden, Private Garden, Allocated offroad, Private Parking space.

Guide price £375,000 - £395,000 Share of Freehold *No Forward Chain*





The Property

- ◆ Immediate occupation available for a spacious and well-presented 3 bedroom first floor apartment, brand new carpet and decorated throughout.
- ◆ Light and spacious rooms with tall ceilings.
- ◆ Convenient location to the Pantiles and station.
- ◆ Hall with staircase leading to the first floor landing.
- ◆ Cloak/Shower room with shower cubicle, low level WC, washbasin, and window.
- ◆ Sitting room with window overlooking the rear garden, fitted cupboards, tall ceiling and wide arch opening to a large kitchen dining room enjoying a triple aspect outlook and fitted with generous worksurfaces, kitchen cupboards, integrated dishwasher, gas hob, electric oven with extractor above, gas fired boiler, space for fridge freezer, washing machine and tumble dryer.
- ◆ 3 generous double bedrooms with large double glazed windows.
- ◆ Bathroom with double end bath and handheld shower, chrome towel radiator, half tiled walls, low level WC, pedestal washbasin, tiled floor, window and illuminated mirror cabinet.

Outside

- ◆ There is a private rear garden with fenced boundaries, area of lawn and patio.
- ◆ To the front there is allocated private parking space.

Practicalities

- ◆ Building is newly decorated.
- ◆ Brand new 999 year lease.
- ◆ Share of Freehold.
- ◆ Service charge: 50% of costs as and when arising.

Agents Note:

- ◆ To the rear of the apartments there is planning permission for a new detached dwelling to be built which is being sold separately.

Viewing

By appointment only 01892 516615.

