



Second Floor

23 Sandrock House

House - Gross Internal Area : 99.6 sq.m (1072 sq.ft.)

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



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23 Sandrock House

Sandrock Road, Tunbridge Wells, TN2 3PZ



A surprisingly spacious purpose built two bedroom apartment benefiting from a combined sitting/dining room with south facing balcony, lift and allocated underground parking, in a convenient location close to Dunorlan Park and town centre.

Communal Hall with lift and stairs to First Floor, Hall with storage cupboards, Combined Sitting/Dining Room, Balcony, Fitted Kitchen, 2 Double Bedrooms, En-suite Shower Room, Family Bathroom, Electric Heating, Double Glazed Windows, Allocated Underground Parking, Visitor Parking, Communal Garden.

£375,000 Share of Freehold





Property Description

- ◆ A well maintained spacious purpose built apartment with south facing balcony, in an attractive setting convenient to the town centre.
- ◆ Well-proportioned rooms with attractive outlooks over communal garden.
- ◆ Open plan day space incorporating a fitted kitchen and including a south facing balcony.
- ◆ Spacious communal hall with lift and staircase to the first floor.
- ◆ Front door to hall with storage heater and video entry phone. Two good sized storage cupboards housing pressurized hot water tank and circuit breaker.
- ◆ Large, combined sitting/dining room with ornamental fireplace fitted with electric coal fire and double glazed wooden patio doors leading out to a balcony with quarry tiled flooring and large enough for a table and chairs.
- ◆ The dining area has its own double glazed window with attractive outlook.
- ◆ Large opening to the kitchen with fitted work surfaces over three walls incorporating a breakfast bar, plumbing for washing machine and dishwasher, ceramic hob with concealed extractor above and oven beneath, sink and drainer, a good range of cupboards including a nest of drawers, space for fridge/freezer and matching wall mounted cupboards.



- ◆ Double bedroom 1 has an impressive array of matching bedroom furniture incorporating wardrobes, bedside cabinets and a chest of drawers, south facing double glazed window with attractive outlook, and further built-in wardrobe cupboards with sliding mirrored doors.
- ◆ En-suite shower room with tiled floor and walls, pedestal washbasin, low level WC with concealed cistern, mirrored cabinet, chrome towel rail and a good sized shower cubicle with Aqualisa unit.
- ◆ Double bedroom 2 built-in wardrobe cupboards with mirrored doors and south facing double glazed window.
- ◆ Good sized bathroom with tiled floor and walls, mirrored cabinet, panelled bath with shower attachment, pedestal washbasin, low level WC with concealed cistern.

Outside

- ◆ The universal key gives access from the lift or staircase to secure allocated underground parking. Also additional visitor parking outside.
- ◆ Residents have the use of the communal garden, which are laid to lawn with mature evergreen hedges and specimen trees.

Outgoings

- ◆ Maintenance is £3,200 p.a., paid biannually.
- ◆ Tenure Share of Freehold, 150 year lease commenced 1990.
- ◆ Managing Agents Alexandre Boyes.
- ◆ Tunbridge Wells Borough Council Tax Band E.

Location

- ◆ Close to Dunorlan Park and the town centre.

Viewing

Strictly by appointment through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

