

MIRADOR PLACE, FOREST ROAD
TUNBRIDGE WELLS - GUIDE PRICE £900,000 - £925,000



Apartment 3 Mirador Place

239 Forest Road, Tunbridge Wells, TN2 5HT

Communal Entrance Hall - Private Entrance Hall - Open Plan Sitting Room/Kitchen With Doors Onto Terrace - Principal Bedroom With Dressing Room, En-Suite Shower Room & Doors Onto Terrace - Further Bedroom With Doors Onto Terrace - Large Family Bathroom - Large Southerly Facing Private Terrace - Communal Garden - Brick Built Driveway & Disabled Access - Two Parking Spaces - Visitors Parking - Electric Charging Point

Occupying an elevated position is this imposing and grand new building with a sweeping drive and curved staircase to the front door. Stepping into the spacious entrance hall everything is beautifully finished and gives an immediate impression of what awaits inside the apartment. Situated on the ground floor you step into the entrance hall and proceed directly to the back of the property to the open plan living area. The contemporary black and grey Krieder kitchen is finished with gleaming quartz worktops and mirror splashbacks as well as Gaggenau/ Siemens integrated appliances and a stylish breakfast bar. Karndean herringbone floors flow throughout this space leading you to the double doors which open on to the large, southerly facing private terrace with an aspect over the communal gardens. The principal bedroom offers a separate dressing room which is fitted with a range of built in wardrobes as well as an en-suite shower room in addition to the family bathroom, both which are fitted with Villeroy & Bosch and finished with Grohe fittings and is well served with both a bath and separate shower with waterfall head as well as heated towel rails and heated wall mirrors. The second bedroom is exceptionally spacious and could be served as a dining room, study or snug if desired and also has double doors opening to the terrace. Underfloor heating flows throughout the apartment as well as being fully double glazed and there are ample storage options in the form of an cloak cupboard and utility cupboard housing the washing machine. Outside in addition to the terrace there is access to a large communal garden which is principally laid to lawn. An underground car park offers two spaces and access to an electric charging point and outside tap, as well as a large secure storage unit. This property would be ideal for someone downsizing or looking for a look up and leave as it is finished to the highest standard and has the remainder of a new build warranty ensuring fuss free occupation. Being sold with NO CHAIN we have no doubt you will be impressed by the space and quality of the finish and highly recommend an internal inspection.



COMMUNAL ENTRANCE HALL:

Spacious entrance with letterboxes, lift with access to all floors, door to side and garden.

Solid wood front door into apartment.

ENTRANCE HALL:

Herringbone wood floor with underfloor heating, ceiling spotlights, thermostat, alarm panel. Large utility cupboard with space and plumbing for washing machine and shelving. Further storage cupboard with wall mounted boiler and consumer unit.

SITTING ROOM/KITCHEN:

Large open plan space with bay windows and doors opening to terrace beyond. Herringbone wood flooring with underfloor heating ceiling spotlights.

Fitted kitchen comprising wall and floor cupboards and drawers with quartz work surface and upstand. Sink with mixer tap and drainer. Central hob unit with integrated extractor, dual eye-level ovens and grill and mirrored splashback. Integrated fridge/freezer, dishwasher and wine cooler. Breakfast bar.

BEDROOM:

Double glazed double doors onto terrace, carpet with underfloor heating, ceiling spotlights.

BATHROOM:

Large family bath with suite comprising bath with concealed filler and wall mounted taps, WC with concealed cistern and dual flush, vanity wash hand basin, walk-in shower with waterfall head and separate hand held attachment. Tiled walls, tiled floor with underfloor heating, heated towel rail, electric mirror and shaver point, ceiling spotlights, extractor fan.

BEDROOM:

Large principal bedroom with double glazed double doors onto terrace, carpet with underfloor heating, ceiling spotlights.

Dressing room with a range of built-in wardrobes with hanging rail and shelving space. Double glazed window to side.

EN-SUITE SHOWER ROOM:

Comprising walk-in shower with waterfall head and separate hand held attachment, WC with concealed cistern, vanity wash hand basin. Tiled walls, tiled floor with underfloor heating, heated towel rail, electric mirror, ceiling spotlights, extractor.

OUTSIDE FRONT:

Brick built driveway with steps up to front door. Disabled access via ramp and glass balustrade, steps up to side and rear. Secure bin store with security lighting. Range of evergreen plantings, boundary wall and wrought iron toppers.

OUTSIDE REAR:

Large southerly facing terrace with glass barrier and shrubs providing privacy. Wrought iron gate to side giving access to communal garden.



PARKING:

Garage with automatic roller door, automatic lighting, meter cupboards. Large storage cupboard (labelled No.3). Access to electric charging point. Two allocated parking spaces (No.3) and visitor parking. Outside tap.

SITUATION:

The property is located on the highly desirable southern side of Royal Tunbridge Wells and is approximately 1.1 mile from the main line station providing services into London with approximately 48 minutes travel time. The main town centre offers a wide variety of shops, restaurants and bars whilst the historic Pantiles famous for its pavement cafes and bars is host to a number of activities including the farmers market and jazz evenings. Other recreational facilities include a selection of local parks, two theatres and a wide range of sports clubs including rugby, tennis, golf and bowls. There is access to a number of excellent schools for both boys and girls of all age groups including both state and independent.

TENURE:

Leasehold with a share of the Freehold
Lease - 250 Years From 1 January 2020
Service Charge - currently £3430.37 per year
No Ground Rent

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:

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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, Electricity & Drainage
Heating - Underfloor Heating
Planning Permission - Next door - knock down and build block same as this.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



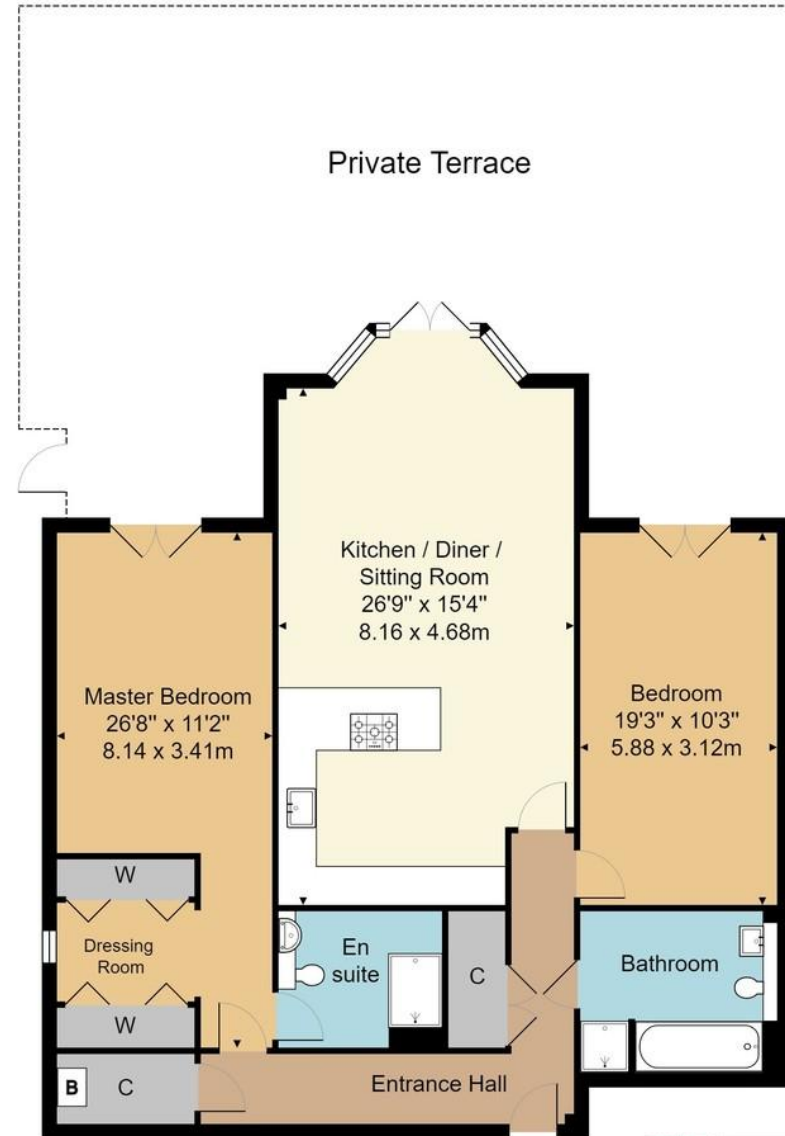
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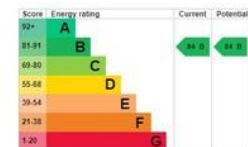
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Approx. Gross Internal Area
1279 sq. ft / 118.8 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.