



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bed First Floor Apartment
- Lounge Opening to Private Balcony
- Offered as Top of Chain
- St. Johns Location
- Private Parking Space
- Energy Efficiency Rating: C

Woodbury Park Road, Tunbridge Wells

OIRO £220,000

woodandpilcher.co.uk

Flat 7, 33 Woodbury Park Road, Tunbridge Wells, TN4 9NQ

Offered as top of chain, a one bedroom, first floor apartment with a private balcony, private parking, access to large, shared communal gardens and located on a popular and upmarket residential address in the St. Johns quarter of Tunbridge Wells. The property has well proportioned rooms with the living room opening directly onto the aforementioned balcony. The kitchen is fitted with a number of appliances and there is also a double bedroom and further shower room. Heating is provided from a gas central heating system with radiators. There is traditionally a high demand for apartments in this road and to this end we would encourage all interested parties to view without delay.

Access is via a solid door to:

ENTRANCE HALLWAY:

Good areas of engineered wooden flooring, double glazed window to the side, higher level wall mounted electrical consumer unit. Doors leading to:

LOUNGE/DINING ROOM:

Good areas of engineered wooden flooring, two radiators. Excellent space for both lounge furniture, entertaining and a dining table and chairs. Double glazed windows to the side and sliding double glazed doors leading to a private balcony set to synthetic grass with wooden retaining barriers and affording attractive views across the communal gardens. This is open to:

KITCHEN:

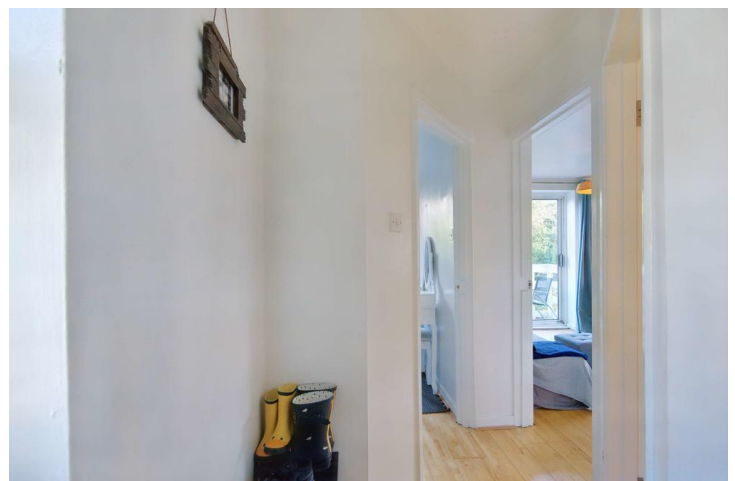
Of a galley style and fitted with a range of wall and base units and a complementary work surface. Inset single bowl stainless steel sink with mixer tap over. Integrated electric oven and inset four ring electric hob with tiled splashback and feature extractor hood over. Washing machine and freestanding fridge/freezer. Good general storage space. Engineered wooden flooring, part tiled wall, wall mounted 'Glow worm' boiler. Double glazed windows to the side.

SHOWER ROOM:

Fitted with a low level wc, pedestal wash hand basin, large walk in shower with fitted glass screen and two shower heads over. Feature tiled floor, radiator, inset spotlights to the ceiling, loft access hatch, extractor fan.

BEDROOM:

Good areas of engineered wooden flooring, radiator. Space for a double bed and associated bedroom furniture. Double glazed windows affording views across the rear gardens.



OUTSIDE:

The property also has a private parking space towards the rear of the block. It also has use of communal gardens to the rear. These are principally laid to lawn with well established shrub borders and there is an area of lawn to the immediate side of the property with steps leading up to a far larger lawned area, again, with a good mix of retaining hedging and trees and with a vegetable bed to the rear.

SITUATION:

The property sits on Woodbury Park Road in the St. Johns quarter of Tunbridge Wells. To this end, not only is it on a pleasant and upmarket residential street but it offers access in one way to the restaurants and metro supermarkets at St. Johns and the other along Camden Road and into Tunbridge Wells town centre itself. The latter offers a wide range of social, retail and educational facilities including a number of sports and social clubs, two theatres and a host of independent bars, restaurants and retailers located between Mount Pleasant and the Pantiles with a further range of multiple retailers principally located at the Royal Victoria Place shopping precinct and associated Calverley Road. The recently refurbished Grosvenor & Hilbert park is nearby with an excellent range of facilities and calendar events and the town has two main line railway stations both of which offer fast and frequent services to London termini and are accessible from the property.

TENURE:

Leasehold

Lease - We are advised by the Vendor that the lease is currently being extended to an approximate length of 178 years with £0 ground rent. This will be concluded prior to exchange of contracts, estimated to be complete by end of July 2024.

Service Charge - currently £1937.56 per year

Reserve contribution - currently £113.50 per year

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:

A

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

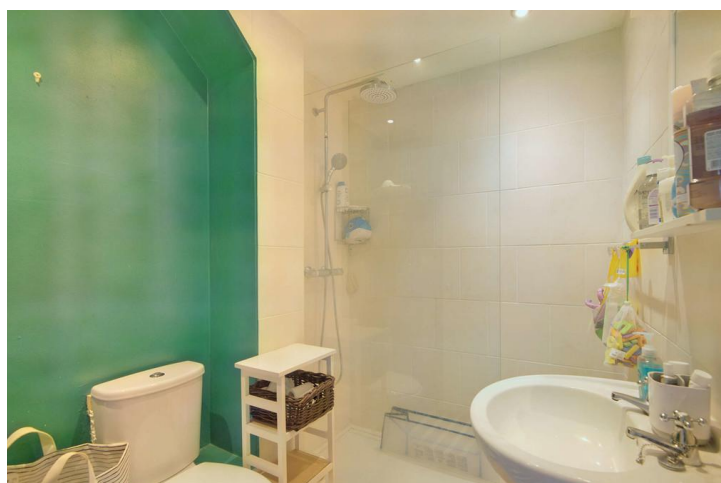
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 370 ft² ... 34.4 m²

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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 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

