



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bedroom Apartment
- Offered as Top of Chain
- Share of Freehold
- Beautiful Views Across Town
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

Woodbury Park Road, Tunbridge Wells

£184,500

woodandpilcher.co.uk

Flat 2, 44 Woodbury Park Road, Tunbridge Wells, TN4 9NG

A good sized one double bedroom first floor apartment with excellent views over the St. James quarter of Tunbridge Wells. Well maintained, the property is offered as top of chain and has the real advantage of owning a share of the freehold. Furthermore, there is parking permit scheme operated at the top end of Woodbury Park Road offering a large number of long term spaces for residents only (see Agents Note). The property forms part of a well maintained and presented Victorian house, features include a good sized lounge/dining room with beautiful views across neighbouring gardens and a cosy double bedroom also enjoying the aforementioned views. The property has a shower room separate to the WC and a well fitted kitchen with generous storage. This attractive property will appeal to a number of buyers, be it investors, first time buyers or anybody seeking a secure 'lock up and leave' property central to town. On the basis of previous sales within this block we do encourage all interested parties to make an early appointment to view.

Access is via a solid door to:

ENTRANCE HALLWAY:

Carpeted, radiator, wall mounted telephone entry system. Doors leading to:

SHOWER ROOM:

Fitted with a shower cubicle with concertina glass screen and single shower head, fitted towel rail, tile effect floor, extractor fan.

KITCHEN:

A range of wall and base units with a complementary work surface. Inset single bowl stainless steel sink with mixer tap over. Recently fitted integrated 'Indesit' electric oven and inset four ring 'Zanussi' hob with feature glass splashback and feature extractor hood over. Space for freestanding fridge/freezer and washing machine. Good general storage space. Tile effect floor, part tiled walls, corning. Sash window to the side with a fitted blind.

WC:

Low level WC, pedestal wash hand basin with mixer tap over and tiled splashback. Tile effect flooring, heated towel radiator, wall mounted cupboard, wall mounted 'Glow-worm' boiler. Part opaque sash window to the side with fitted blind and higher level glass window returning to the hallway to offer borrowed light.

BEDROOM:

Carpeted, radiator, areas of feature woodwork, space for a double bed and associated bedroom furniture. Sash window to the rear with fitted blind affording beautiful views across neighbouring gardens, Tunbridge Wells and towards St. James church in the distance.



LOUNGE/DINING ROOM:

Of a good size and with space for both lounge furniture, a smaller dining table and entertaining. Carpeted, single radiator, picture rail, feature cornicing, wall mounted thermostatic control, various media points. Areas of fitted cupboards with louvred doors to the side of the chimney breast offering further storage. Sash window with fitted blind affording beautiful views across neighbouring gardens, Tunbridge Wells and towards St. James church in the distance.

SITUATION:

St. Johns itself has a large number of local stores including both Sainsburys and Tesco metro supermarkets and a number of well regarded public houses and restaurants. Royal Tunbridge Wells centre is a short walking distance away with its Royal Victoria Place shopping centre and Calverley Road pedestrianised precincts. The main line railway station at Tunbridge Wells, the Pantiles and the Old High Street are approximately 1 mile distant and offer a wider range of independent retailers and restaurants. The vicinity enjoys good areas of greenery including St. Johns Park and the historical Woodbury Park Cemetery. There are a number of well regarded schools including primary, secondary, independents and grammar nearby.

TENURE:

Leasehold with a share of the Freehold
Lease - 999 Year from 25 March 2006
Service Charge - currently £900.00 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:

B

VIEWING:

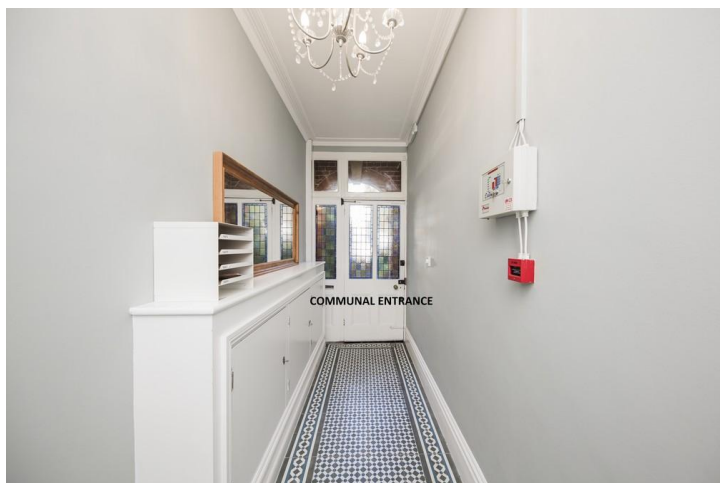
By appointment with Wood & Pilcher 01892 511211

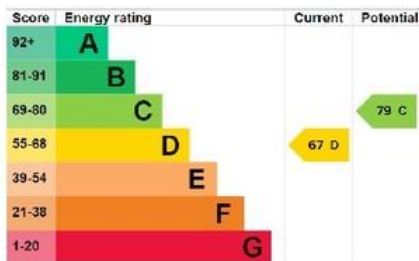
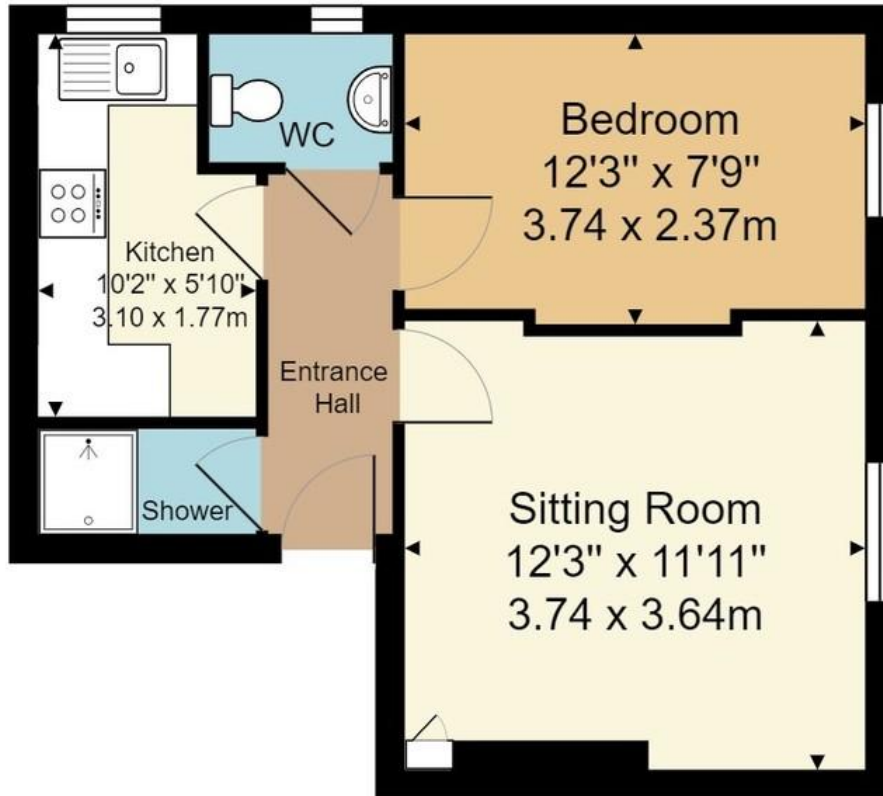
AGENTS NOTE:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability and costs of parking permits for the area.

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





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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 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

