



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bedroom 2nd Floor Flat
- Town Centre Location
- 0.3 Miles to TW Station
- Communal Gardens
- Top of Chain
- Energy Efficiency Rating: B

London Road, Tunbridge Wells

£325,000

woodandpilcher.co.uk

Flat 7 The Retreat, 55 London Road, Tunbridge Wells, TN1 1DR

This 1 bedroom 2nd floor flat was bought by the current owner in June 2023 and is only back on the market simply due to the sellers need to relocate. Therefore, an opportunity exists to purchase a beautifully presented and recently refurbished flat and benefit from such features as; impressive EPC B rating, 10 year insurance backed Global Homes Warranty, BT fibre internet, all new wiring, plumbing, central heating and fixtures and fittings.

Additionally, the flat offers 2nd floor green views over the common, a well thought out open plan living, a spacious bedroom with high spec en-suite and an additional guest WC.

This home offers envious proximity to Tunbridge Wells mainline station, Mount Pleasant High Street, and Tunbridge Wells Pantiles, as well as Tunbridge Wells Common and the Calvery Road High Street.

We expect the property to appeal to a wide range of buyers including Investors, first time buyers, city goers and down sizers. We therefore advise all interested parties to make an early appointment.

Investors Guide: An estimated monthly rental of £1,350pcm and an asking price of £325,000 suggest a gross yield of 4.98%. After accounting for annual charges, the net yield is projected to be 4.45%.

HALLWAY:

Featuring engineered oak wooden flooring and an LCD screen colour video entry system. Additionally, a cupboard houses the fuseboard and electric meter. The layout includes a split-level design with three steps leading down to the living room.

KITCHEN LIVING ROOM:

The 388 SQFT open plan kitchen living room features engineered oak wooden floor, secondary glazing windows with westerly aspect over Tunbridge Wells Common, and ample space for living room associated furniture.

The L shaped kitchen features a sleek Quartz worktop and comes equipped with Siemens appliances, including an oven, oven-microwave combination, induction hob, 50/50 fridge freezer, dishwasher and integrated washer-dryer. For added luxury, it offers an integrated wine cooler and a Quooker Flex mixer tap. An inset cupboard houses the Combi 'Ideal' boiler, and the kitchen is finished with bespoke Hogwood House fittings, combining both style and functionality.



BEDROOM:

Spacious bedroom at 130 SQFT with westerly green views and space for bedroom associated furniture.

EN-SUITE:

The windowed bathroom showcases tiled flooring and floor-to-ceiling tiled walls, a large fitted de-mister mirror, a bath-shower combination, wall-hung vanity units, a wall-hung concealed toilet, and stylish black-finish open-end dual-fuel towel rails as well as an extractor fan.

CLOAKROOM:

The cloakroom is designed with tiled flooring and floor-to-ceiling tiled walls for a cohesive look. It includes a wall-hung concealed toilet, a wall-hung basin, and a radiator

PARKING:

Applicants should enquire with Tunbridge Wells Borough Council as to available parking within the area as permits are limited.

SITUATION:

The property boasts a central and highly convenient location just off London Road in Tunbridge Wells. It is ideally situated near key landmarks, social hotspots, and shopping amenities, including Mount Pleasant High Street, the Mount Sion 'Village' area, and the historic Pantiles. Residents will also appreciate the nearby green spaces, such as Tunbridge Wells Common, Calverley Ground, and Grove Hill Park. For shopping, the town centre offers a diverse range of options at the Royal Victoria Place shopping mall and Calverley Road precinct. Tunbridge Wells is well-served by two mainline railway stations, providing fast and frequent services to London and the south coast, with the property being particularly close to Tunbridge Wells Town Centre Station. Additionally, several bus stops in the area offer convenient access to surrounding towns and villages.

TENURE: Leasehold with a Share of Freehold

Lease 999 years from 1 Jan 2022

Service Charge - currently £1,727.76 per year Ground Rent - currently Peppercorn

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

ADDITIONAL INFORMATION:

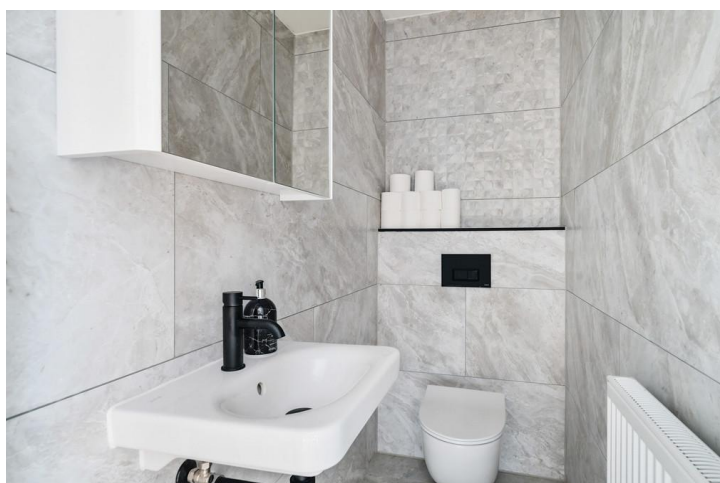
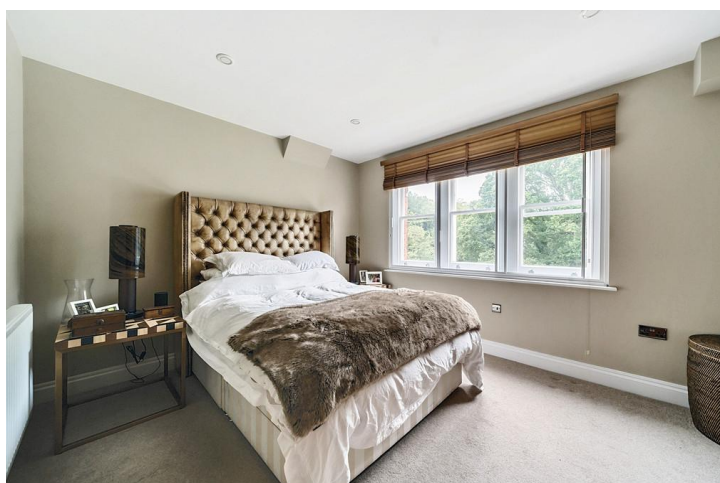
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

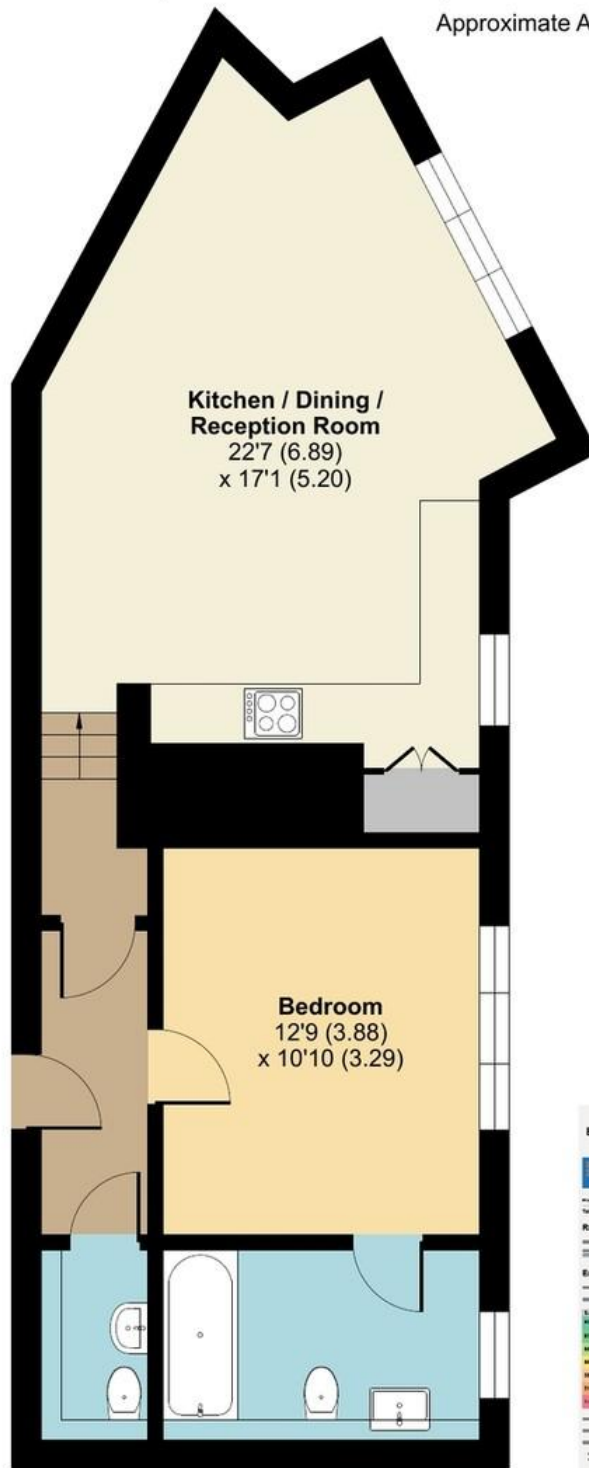
Heating - Gas Fired Heating



The Retreat, London Road, Tunbridge Wells, TN1

Approximate Area = 611 sq ft / 56.7 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Wood & Pilcher. REF: 1163235

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

