



Flat 1 (Upper Ground Floor) 6 York Road

Tunbridge Wells, TN1 1JY

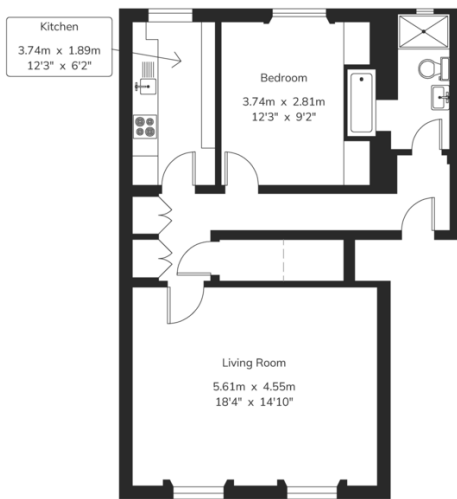
▶ SUMNER PRIDHAM ◀

An exceptionally well executed restoration and modernisation of a fine Grade II listed upper ground floor flat, in a convenient town centre location. Features include a solid herringbone wood block floor, panelled walls and new fully integrated kitchen and bathroom.

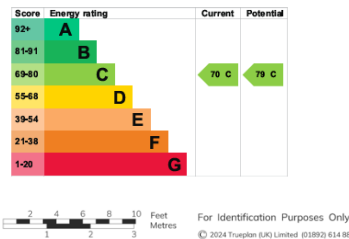
Communal Hall, Hall with Floor to Ceiling Storage, panelled Sitting Room, new integrated Kitchen/ Breakfast Room, Double Bedroom with Built-in Wardrobes, new Bath/Shower Room, new Gas Fired Central Heating, Residents Permit Parking.

Guide price £375,000 Leasehold * No Forward Chain*





Flat 1, 6 York Road
Gross Internal Area : 67.0 sq.m (721 sq.ft.)



Location

- ◆ Centrally located on a sought after residential road within a few minutes' walk of town centre amenities and mainline station with its fast and direct links to London and the coast.
- ◆ Close to the attractive Tunbridge Wells common with popular dog walking pathways, cricket ground and Wellington rocks.
- ◆ The lower high street with its popular shops, cafes and restaurants plus the historic pantiles are just under half a mile away.

Viewing

Strictly by appointment only through sole agents Sumner Pridham

The Property

- ◆ The apartment will be of interest to buyers seeking a property ready to move in to and one that has been finished to the highest standards.
- ◆ Light and well-proportioned rooms retaining period features enhanced by the solid wood block flooring.
- ◆ Handsome Grade II listed town house in centrally located residential street, former winner of Tunbridge Wells best kept street.
- ◆ Brand new fully integrated marble topped kitchen and stylish bath/shower room.
- ◆ Newly installed central heating system fitted with new period style column radiators attractive LED and modern lighting throughout.
- ◆ Stunning main reception room with panelled walls and featuring a pair of multipaned sash windows in original case surround with working fitted shutters, detailed cornicing and tall skirting boards compliment the wood block herringbone floor.
- ◆ Excellent storage cupboard housing a brand new consumer unit with auto light, concealed utility and storage cupboard behind stylish vertical wooden slatted doors.
- ◆ Brand new attractive kitchen with extensive marble worktops incorporating a drainer to the side of a Grohe deep stainless steel sink, breakfast bar with a pair of cushioned wooden stools, good range of cupboards include brand new Vaillant combination boiler.
- ◆ Appliances include fridge with freezer beneath, induction hob, with electric fan assisted oven beneath concealed extractor, integrated dishwasher, recessed LED lights and attractive under cabinet lighting.
- ◆ Continuation of the wood block flooring from the kitchen and hall leads into the double bedroom, fitted with a pair of deep wardrobe cupboards with fitted hanging rail, chest of drawers shoe rack and shelving.
- ◆ New bath/shower room with walk-in shower with drench and handheld showers, glass screen, low level WC, wash basin with vanity cupboard beneath, illuminated mirror above, separate bath with wall mounted taps, porcelain tiled walls and floor, fitted mirror and window.

Parking

- ◆ Residential permit parking available.

Practicalities

- ◆ 961 year left on lease.
- ◆ No Ground Rent