



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedroom Top Floor Apartment
- Prestigious TW Location
- Offered as Top of Chain
- En-Suite to Main Bedroom
- Allocated Parking Space
- Energy Efficiency Rating: C

Frant Road, Tunbridge Wells

£425,000

woodandpilcher.co.uk

9 Beaumont Court, Frant Road, Tunbridge Wells, TN2 5GT

Offered as top of chain and located on the top floor of this desirable and upmarket development close to both the Pantiles and High Street, a three bedroom contemporary apartment with excellent room sizes, an en-suite facility to the principal bedroom, a further small balcony and a fireplace with a living flame fire to the lounge. The block itself has use of a lift. A glance at the attached photographs and floorplan will give an indication as to both the size and quality of this proposition. The property has a private allocated parking space towards the rear of the block and use of communal gardens.

Access is via a solid door to:

HALLWAY:

Carpeted, two radiators, feature cornicing, wall mounted burglar alarm control, wall mounted panic button, wall mounted entry telephone, doors to a small cupboard with storage space, areas of fitted coat hooks and wall mounted electrical consumer unit. Door to a further cupboard housing the hot water cylinder with further storage over. Loft access - part boarded with excellent storage space. Doors leading to:

BEDROOM:

Good space for a double bed and associated bedroom furniture. Carpeted, radiator, cornicing, various media points. Double glazed sash window with views towards the front gardens.

BEDROOM:

Excellent space for a double bed and associated bedroom furniture. Carpeted, radiator, various media points, areas of fitted wardrobes with sliding doors, areas of fitted shelving and coat rails. Double glazed double doors to a small private balcony affording views toward Frant Road. Door leading to:

EN-SUITE BATHROOM:

Fitted with a panelled bath with mixer tap over and shower attachment, fitted shower with glass door and single shower head over, low level WC, pedestal wash hand basin. Vinyl floor, part tiled walls, radiator, fitted mirror fronted cabinet, cornicing, wall mounted shaver point, inset spotlights to the ceiling.

BEDROOM:

Carpeted, radiator, cornicing, various media points. Space for a large bed and associated bedroom furniture. Double glazed windows to the front.

LOUNGE:

Carpeted, two radiators, various media points. Fireplace with feature living gas fire with marble mantelpiece and surround. Excellent space for lounge furniture and for entertaining. Bay window comprised of three sets of double glazed sash windows to the front each with fitted roller blinds.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units and a complementary work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated electric oven and inset four ring gas hob with tiled splashback and extractor hood over. Integrated washing machine, dishwasher, fridge and freezer. Good general storage space. Cupboard housing the 'Worcester' boiler. Tiled floor, radiator, cornicing, inset spotlights to the ceiling, various media points.



Ample space for a dining table and chairs. Double glazed sash window to the side, part opaque with roller blind over affording beautiful views towards Tunbridge Wells town centre and Mount Ephraim.

OUTSIDE:

The property enjoys the use of an allocated parking space to the rear of the property immediately adjacent to the rear door, denoted number 9. Please see (AGENTS NOTE) for further information. It also has use of the communal gardens surrounding the property.

SITUATION:

Frant Road is a popular and attractive road with a good number of upmarket period properties immediately adjacent to Tunbridge Wells town centre. To this end the Pantiles, Chapel Place and the Old High Street are readily accessible with their wide range of independent retailers, restaurants and bars as is the main line railway station some further distance away. The town has a wide range of social, retail and educational facilities including a number of sports and social clubs and two theatres, a further range of principally multiple retailers at the Royal Victoria Place shopping precinct and nearby Calverley Road as well as nearby North Farm. There are a highly regarded schools at all levels, many being accessible from the property. Properties of this size, flexibility and specification in the premier location are rare to the market and to this end we would encourage all interested parties to make an immediate appointment to view.

TENURE:

Leasehold

Lease - 999 years from 1 May 2000

Service Charge - currently £2430.45 per year

Reserve Fund - currently £1188.00 per year

Ground Rent - currently £250.00 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:

F

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

AGENTS NOTE:

With regards to the parking, all interested parties should be aware that the lease itself grants title to only 1 parking space with the property. This being said, the lease would appear to have an error within and both drawings from the builder - Berkeley Homes - and practice within the block suggest that in fact 2 parking spaces were intended to be allocated to Flat 9. The previous vendor was afforded the opportunity to have the lease amended but did not see this to completion. Please talk to Wood & Pilcher for further information. Interested parties would be advised to refer this point to their solicitor at the earliest possible time prior to conveyance beginning.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Approx. Gross Internal Area 1042 ft² ... 96.8 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.

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.

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

