



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bedroom Apartment
- Superb Central Location
- Kitchen/Breakfast Room
- Spacious Sitting Room
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

**Monson Road, Tunbridge Wells**

**GUIDE £300,000 - £325,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

**48 Monson Colonnade, Monson Road, Tunbridge Wells,  
TN1 1LR**

A spacious three bedroom apartment in a very central location being adjacent to a mixture of bars, restaurants and the main shopping area of the town centre. Accessed via stairs to the Grade II listed colonnade you will find the private entrance to two apartments with this apartment being on the top floor. The accommodation comprises of a bright and spacious sitting room, kitchen/breakfasting room, utility room, bathroom and three bedrooms. The property has no onward chain thereby streamlining the buying process.

Stairs to private entrance into:

**HALLWAY:**

Two Velux windows, carpet, radiator.

**SITTING ROOM:**

A spacious and bright room having large sash windows to the front offering views over the newly constructed 'Amelia' centre. Built-in shelving, laminate flooring, two radiators.

**KITCHEN/BREAKFAST ROOM:**

A good range of wall and base units with complementary worktop. Space for dining table and chairs. Freestanding gas oven and hob. Freestanding fridge/freezer. One and a half bowl sink and drainer with mixer tap. Vinyl flooring, radiator. Sash window to rear.

**UTILITY ROOM:**

Wall mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer. Laminate flooring. Window to rear. Access to loft via a drop down ladder providing plenty of useful storage space.

**BEDROOM 1:**

A spacious double bedroom with feature fireplace, carpet, radiator. Sash windows to front with secondary glazing.

**BEDROOM 2:**

A further double bedroom with sash window to rear, feature fireplace, carpet, radiator.



**BEDROOM 3:**

Sash window to front with secondary glazing, feature fireplace, carpet, radiator.

**BATHROOM:**

Panelled bath with mixer tap and 'Triton' power shower over, low level WC, pedestal wash hand basin, part tiling to walls, tiled flooring, radiator. Window to rear.

**SITUATION:**

The property enjoys a pleasingly central location in town and has a number of attractive and well presented period properties. It offers particularly good access to Tunbridge Wells town centre and mainline railway station. Tunbridge Wells itself has a host of well regarded retailers - with multiple retailers principally located at the Royal Victoria Place and associated Calverley Street with a further run of primarily independent retailers, restaurants and bars between Mount Pleasant and the Pantiles. The town has two theatres, a number of sports and social clubs and is highly regarded for its architecture, urban parks and Common.

**TENURE:**

Leasehold

Lease - 999 years from 1 February 1997

Service Charge - currently on an ad hoc basis

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: C**

**VIEWING:** By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

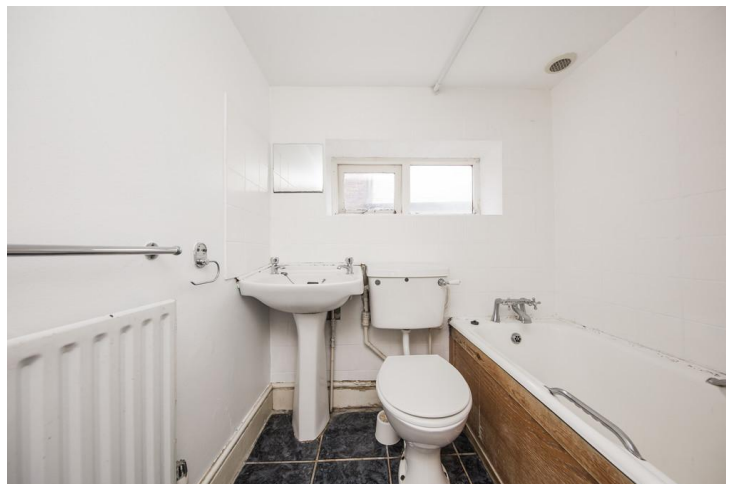
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

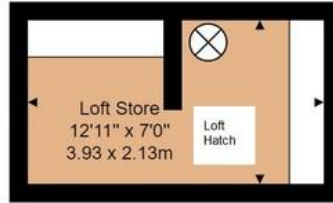
Heating - Gas Fired Central Heating

**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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	64 D
39-54	E		
21-38	F		
1-20	G		



## Approx. Gross Internal Area 964 ft<sup>2</sup> ... 89.6 m<sup>2</sup> (excluding loft store)

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

