



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bed Contemporary Apartment
- Offered as Top Of Chain
- Convenient St. Peters Location
- High Standard of Presentation
- Allocated Space & Visitors Parking
- Energy Efficiency Rating: D

Pembury Road, Tunbridge Wells

GUIDE £240,000 - £260,000

woodandpilcher.co.uk

13 Dorin Court, Pembury Road, Tunbridge Wells, TN2 3RH

Offered as top of chain, a light, spacious and well presented contemporary styled one bedroom apartment in this popular residential block in the St. Peters quarter of Tunbridge Wells. Improved by the current owner, the property has an attractive dual aspect lounge with good entertaining space, a further large bedroom as well as attractive and high specification kitchen and bathroom. The property enjoys good ceiling heights throughout, a spacious entrance hallway with good storage and a private front door - as well as a single allocated parking space with four further visitors spaces being available. Dorin Court has attractive and generous communal gardens of a little under 0.4 of an acre - an unexpected bonus possibly in this most central location.

Properties in Dorin Court have traditionally proved extremely popular with buyers and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a solid door to:

ENTRANCE HALLWAY:

Area of fitted coir matting, radiator, three steps to a higher inner hallway. Door to a shallow cupboard. Cornicing, inset spotlights to the ceiling. Doors to a particularly good sized, deep cupboard with good general storage and wall mounted electric consumer unit etc. Opening to:

KITCHEN:

Fitted with a range of contemporary wall and base units and a complementary work surface. Integrated fridge, freezer and washing machine. Integrated double electric oven with inset four ring induction hob. Inset one and a half bowl sink with mixer tap over. Wood effect flooring. Good areas of general storage and areas of metro tiling. Dual aspect double glazed windows of which one is a sash. 'Viessmann' boiler inset to a cupboard.

Partially glazed double doors from hallway leading to:

LOUNGE:

Carpeted, good space for lounge furniture and entertaining. Dual aspect double glazed sash windows, one in a Georgian style. Various media points, radiator, high ceilings, feature cornicing.

BEDROOM:

Carpeted, radiator. Georgian style double glazed sash windows with a fitted blind, cornicing. Excellent space for bed and associated bedroom furniture. A range of fitted cupboards with coat rails and further areas of fitted shelving.



BATHROOM:

Fitted with a panelled bath with mixer tap over, fitted glass shower screen and two shower heads over, low level wc, wash hand basing sitting atop a storage unit with mixer tap over. Towel radiator, tiled walls, fitted wall mirror, cornicing, wood effect flooring. Opaque double glazed window.

OUTSIDE:

There are generous communal gardens of a little under 0.4 of an acre and a single allocated parking space with four visitors spaces being available.

SITUATION:

Dorin Court is located at the junction of Bayhall Road and Pembury Road and offers not only good access to nearby Dunorlan Park and Calverley Grounds but also level access to the towns principal shopping centre, the Royal Victoria Place, a modest walk away. Beyond this, the town has a wider range of primarily independent retailers located between Mount Pleasant and the Pantiles as well as the North Farm Retail Park a little over a mile distant. The town has two theatres, a number of sports and social clubs and two main line railway stations providing services to both London termini and the South Coast. The highly regarded Centaur bus service stops in the immediate area and offers further coach services to central London.

TENURE:

Leasehold

Lease - 999 years from 24 June 1985

Service Charge - currently £2325.70 per year

Ground Rent - currently £50.00 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

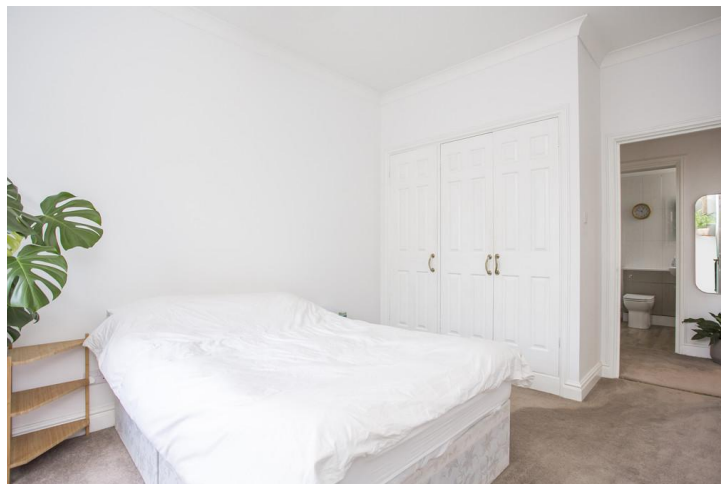
Flood Risk - Check flooding history of a property England - www.gov.uk

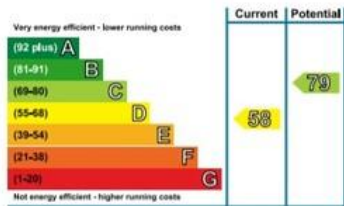
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

AGENTS NOTE:

Whilst offered to a high decorative standard the photos are from archives.





Approx. Gross Internal Area 533 ft² ... 49.5 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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 Associate London Office 02070 791568

