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PILCHER**

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- Spacious Ground Floor Apartment
- Two Double Bedrooms
- Large Sitting/Dining Room
- Communal Gardens
- Allocated Parking Space
- Energy Efficiency Rating: D

Boyne Park, Tunbridge Wells

£450,000

woodandpilcher.co.uk

Flat 2, 28 Boyne Park, Tunbridge Wells, TN4 8ET

Located on Boyne Park, one of Tunbridge Wells's premier residential addresses, an especially spacious two bedroom ground floor apartment with private parking, share of freehold and direct access to well maintained, communal gardens. The property occupies the house's original reception rooms and benefits from tall ceilings, period features and original sash windows to the bay window in the large sitting/dining room. There is generous storage space in the form of a boarded attic area with fixed loft ladder and also two excellent size double bedrooms - one of which not only enjoys an en suite shower room but also doors leading out to the communal gardens. The property has a contemporary styled kitchen, a further attractive bathroom with antique cast iron bath and an additional WC. A glance at the attached photographs and floorplan will give an indication of the size and style of this attractive apartment. Properties in this location with such impressive features have traditionally appealed to a good number of parties.

Main entrance door opens into:

ENTRANCE HALLWAY:

Storage cupboard with areas of shelving, coat rails and electric consumer unit. Feature recess with areas of fitted shelving, loft access hatch, fitted carpet, high ceilings and a radiator.

LARGE OPEN PLAN LOUNGE & DINING AREA:

Of an excellent size with ample space for lounge and dining room furniture. High level ceilings and generous sash windows to the front each with fitted blinds. Feature fireplace with wooden hearth and surrounds and wooden mantel piece over. Various media points, high level skirting boards, two radiators, picture rail and a feature ceiling rose.

WC:

Low level wc, wall mounted sink, feature recess with fitted mirror, fitted towel rail, wood effect flooring, radiator high ceilings and sash window to side.

KITCHEN:

Attractive contemporary range of units with good general storage space and further areas of fitted cupboards serving as larder space. Areas of stainless steel and wood block worksurfaces with inset two bowl sink with mixer tap. Integrated electric oven, inset 4-ring gas hob with metro style tiled splashback and extractor hood over, separate spaces for a freestanding dishwasher, fridge/freezer and washing machine. Recently installed, wall mounted Gloworm boiler, tiled floor and sash window to side with fitted blind.

BEDROOM:

Fitted wardrobe, space for a large bed and associated bedroom furniture, wood floorboards, high level ceilings, two radiators, double glazed windows to side and rear, partially glazed door with cat flap to rear and door into:



EN SUITE SHOWER ROOM:

Walk-in shower cubicle with single showerhead and glass screen, wall mounted sink with mixer tap over, mirrored medicine cabinet, heated towel radiator, wooden floorboards, part tiled walls, inset ceiling spotlights and opaque window to side.

BEDROOM:

Space for a double bed and associated bedroom furniture, wood flooring, high level ceilings, radiator and sash window to side with fitted blind.

BATHROOM:

Bath, low level wc, pedestal wash hand basin and wall mounted mirror fronted medicine cabinet. Feature checkerboard tiled floor, part tiled walls, high level ceilings, radiator, fitted towel rail and part opaque sash window to rear with fitted blind.

OUTSIDE FRONT:

Allocated parking space

OUTSIDE REAR:

A paved patio to the rear of the property with attractive shared gardens beyond. Timber outbuilding with allocated storage.

SITUATION:

The property is set within a very desirable area of Tunbridge Wells, conveniently located within easy walking distance of the town centre containing the Royal Victoria Place Shopping Mall and Calverley Road pedestrianised Precinct - home to many large retail outlets along with numerous cafes, restaurants and bars. A little further to the south is Tunbridge Wells main line station with commuter services to London and the Kent coast. Also, within this part of the town you will find the Old High Street with its array of independent retailers and cafes and a little further on the historic Pantiles with its colonnaded walkway, outside dining areas and bandstand. For those requiring local schools, there is an excellent selection catering for a wide range of age groups with recreational facilities including local golf, cricket and rugby clubs along with two theatres and easy access to surrounding countryside and villages.

TENURE: Leasehold with a share of the Freehold

Lease - 999 years from 1st April 2005

Service Charge - currently £4,247.95 per annum

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 Tunbridge Wells
01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

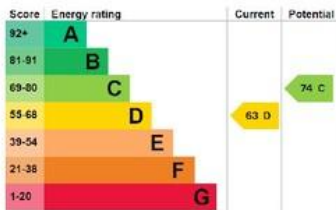
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating





Approx. Gross Internal Area 971 ft² ... 90.2 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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