

Flat 6

83 Mount Ephraim, Tunbridge Wells, TN4 8BS

SUMNER PRIDHAM

An attractive one bedroomed upper ground floor flat benefitting from its own terrace garden in a handsome period house with views over Tunbridge Wells Common and within walking distance of the Pantiles and Central Station.

Communal Hall, Hall, Sitting/Dining Room, Kitchen Double Bedroom, Bath/Shower Room, Rear Hall, own entrance out to Terrace Garden, Permit Parking available.

Guide price £230,000-£250,000 Share of Freehold

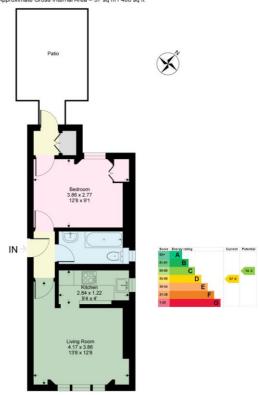








Mount Ephraim, TN4



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The Property

- Ground floor flat in a handsome double fronted period (1862) detached house.
- Sought after Mount Ephraim location with views on to Tunbridge Wells Common.
- ♦ Attractive accommodation with well-proportioned rooms retaining period features including a marble fireplace and beautiful sash windows with original shutters.
- Communal hall retaining period staircase to the first and second floors, front door to hall with access to all rooms.
- Delightful sitting room with tall ceiling and period triple sash windows with views towards Tunbridge Wells common and retaining the original folding shutters, coved ceiling, and wooden flooring.
- ♦ Kitchen with part opening to the sitting/dining room, fitted with worktops in corporating a stainless steel sink and drainer, gas hob with stainless steel splashback and extractor above, electric oven, washing machine/dryer, fitted cupboards in duding wall mounted cabinets, tiled splashback, window to side, matching wall mounted cupboard housing brand new Nest controlled gas fired combi-boiler providing central heating and domestic hot water.
- Bathroom comprising panelled bath with shower above, pedestal wash basin, low level WC, window to the side and tiled floor.
- Double bedroom features a beautiful marble fireplace surround with tiled hearth, tall sash window with working folding shutters, coved ceiling and built in wardrobe cupboard with panelled doors.
- Rear hall with floor to ceiling fitted storage cupboard with shelving and space for ironing board etc.
- Half glazed panelled door leading out to outside terrace garden with wrought iron railings and enjoying an attractive backdrop.

Practicalities

- ♦ All mains services are connected.
- ♦ Gas Fired Central heating with brand new Nest controlled gas combi-boiler.
- ♦ Share of Freehold.
- ♦ 103 years of a 125 year lease remaining.
- ♦ There are 8 flats within the building.

Outgoings

◆ £182 per month which provides a contribution to a sinking fund which includes deaning of the communal parts, window deaning and tending the garden, plus buildings insurance.

Viewing

Strictly by appointment only through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615