



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, Central Heating with brand new boiler, own entrance out to Terrace Garden, Permit Parking available.

Guide price £220,000 - £230,000 Share of Freehold





Mount Ephraim, TN4
Approximate Gross Internal Area = 37 sq m / 400 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS) where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or misstatement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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 incorporating a stainless steel sink and drainer, gas hob with stainless steel splashback and extractor above, electric oven, washing machine/dryer, fitted cupboards including 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 Worcester boiler and separate smart meter.
- ◆ Share of Freehold.
- ◆ 103 years of a 125 year lease remaining.
- ◆ Permit parking available for 2 cars across from building.
- ◆ A very well-managed building with each owner being a director of the Management Group, (there are 8 flats within the building, and they have a WhatsApp group to ensure excellent communication between all owners).

Outgoings

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

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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