



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Third Floor Flat
- Two Bedrooms
- Ensuite & Bathroom
- Communal Gardens
- Off Road Parking
- Energy Efficiency Rating: C

**Jackwood Way, Tunbridge Wells**

**£210,000**

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

**19 Railway House, Jackwood Way, Tunbridge Wells, TN1 2GD**

Situated in a popular development within walking distance of the town centre is this 3rd floor flat.

Offering well proportioned accommodation comprising a good size sitting room which is open to the fitted kitchen which has space for a fridge/ freezer and washing machine as well as ample cupboards and drawers.

The main bedroom is a good size with the benefit of a modern ensuite shower room and there is a further bedroom and family bathroom.

Having been completely redecorated throughout, and with the benefit of brand new carpets this property is ready to move into!

Outside there is allocated parking set behind coded barriers.

Being sold with NO CHAIN this would be a great investment or first time purchase.

**COMMUNAL ENTRANCE HALL:**

Stairs to 3rd floor.

**ENTRANCE HALL:**

Entry phone system, consumer unit, thermostat.

**SITTING ROOM:**

Two double glazed windows to front, two radiators, phone and TV point. Open to:

**KITCHEN:**

Fitted with wall and floor cupboards and drawer with laminate work surface and tiled splashback. One and a half bowl sink unit with mixer tap and drainer. Electric hob and oven with concealed extractor. Space for fridge/freezer. Space and plumbing for washing machine. Wall mounted combi boiler. Double glazed window to front.

**BEDROOM:**

Double glazed window to side, radiator.

**BEDROOM:**

Double glazed window to side, radiator. Door to:

**EN-SUITE:**

Step-in shower cubicle with thermostatic shower, WC with concealed cistern, wall hung wash hand basin, tiled splashbacks, Dimplex heater, extractor.





**BATHROOM:**

Panel enclosed bath with mixer tap and separate thermostatic shower over and glass screen, WC with concealed cistern, wall hung wash hand basin with tiled splashbacks. Radiator, large airing cupboard with slatted shelving, extractor.

**OUTSIDE:**

The property has one off road parking space and use of the communal gardens to the side of the block.

**SITUATION:**

The property is located on Jackwood Way in central Tunbridge Wells. Jackwood is a no through road and to this end tends towards being a peaceful and private residential area as opposed to being a busier part of the town. It offers excellent pedestrian access to the top of town with the Royal Victoria Place shopping centre and Calverley Road precinct and also to the recently refurbished Grosvenor & Hilbert park with its sports pitches, café, areas of ancient woodland and water features. Tunbridge Wells itself has a wide selection of principally independent retailers, restaurants and bars between the Pantiles and Mount Pleasant with a further run along nearby Camden Road. The town has a number of sports and social clubs and two theatres, a good number of highly regarded schools at all levels and two main line railway stations offering fast and frequent services to London termini.

**TENURE:**

Leasehold

Lease - 125 years from 27 June 2008

Service Charge - currently £1728.00 per year

Ground Rent - currently £250.00 per year

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

**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

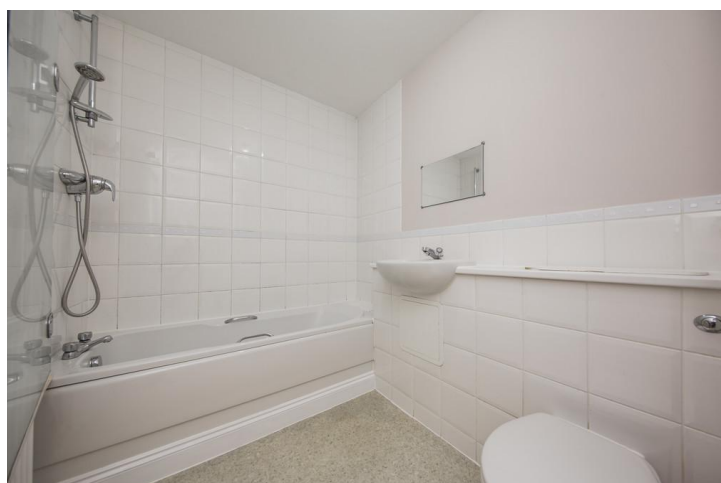
Broadband Coverage search Ofcom checker

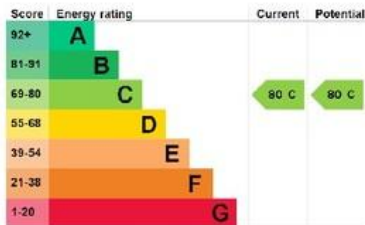
Mobile Phone Coverage search Ofcom checker

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





## Approx. Gross Internal Area 603 ft<sup>2</sup> ... 56.0 m<sup>2</sup>

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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

