



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Studio Apartment
- Separate Sleeping Area
- Modern Kitchen & Bathroom
- Communal Gardens
- Allocated Parking Space
- Energy Efficiency Rating: C

**Monks Horton, Sandhurst Road**

**Offers In Excess Of £150,000**

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

**Flat G, Monks Horton, High Beeches, Sandhurst Road,  
Tunbridge Wells, TN2 3JU**

This imposing Victorian conversion plays host to a number of impressive apartments including this lovely studio apartment sited at the back of the building providing an aspect over the communal gardens.

Access to the apartment is through a private entrance and step into an entrance hall with space for coats & shoes. There is a good size living room and can accommodate a working from home station as well as relaxing and entertaining spaces. There is a modern kitchen with ample storage and all the expected appliances.

The bedroom area is at the back of the living room and can be curtained off to provide a cosy and private sleeping space.

The modern bathroom has a corner shower, WC and basin as well as a heated towel rail.

Outside there is an allocated parking space, the communal gardens in addition to a large dry and private storage space.

An ideal first time purchase we highly recommend an internal viewing to appreciate this property.

Private entrance door into:

**ENTRANCE HALL:**

Space for coats and shoes, electric radiator.

**KITCHEN:**

Fitted with modern wall and floor cupboards and drawers with contrasting work surface and tiled splashbacks. Space for cooker with extractor hood. Space for fridge and washing machine. Stainless steel sink unit with mixer tap and drainer.

**SHOWER ROOM:**

Fitted with a WC, corner shower with electric shower, pedestal wash hand basin, tiled walls and floor, heated towel rail. Frosted double glazed window to side.

**LOUNGE:**

Double glazed window to side, two heaters, TV point, telephone point, extractor.



**Bedroom Area:** Opening with curtain, space for double bed and furniture.

**OUTSIDE:**

One allocated parking space. Lock up storage space to side.

**OUTSIDE REAR:**

Communal garden to rear.

**SITUATION:**

The property is located on Sandhurst Road, close to High Brooms mainline station which offers fast and frequent services to both London, Hastings, and Tunbridge Wells itself. Local amenities include local bus stop, a nearby Tesco supermarket with the main town centre being a little over 1 mile distant offering a wider variety of retail outlets within the Royal Victoria Place shopping centre and Calverley Road pedestrianized precinct. A little further south you will find the old High Street and historic Pantiles famous for its pavement cafes and restaurants associated with this historic spa town. Tunbridge Wells is particularly well served with schooling at primary, secondary, grammar and independent levels with a good number of the schools readily accessible from this property.

**TENURE:**

Leasehold with a share of the Freehold

Lease - 999 years from 25 March 2001

Service Charge - currently £215.15 Per Month

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:**

B

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

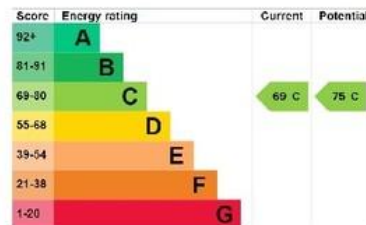
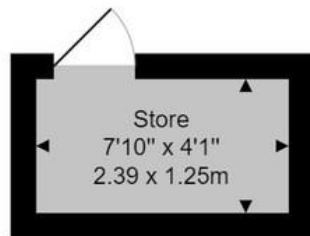
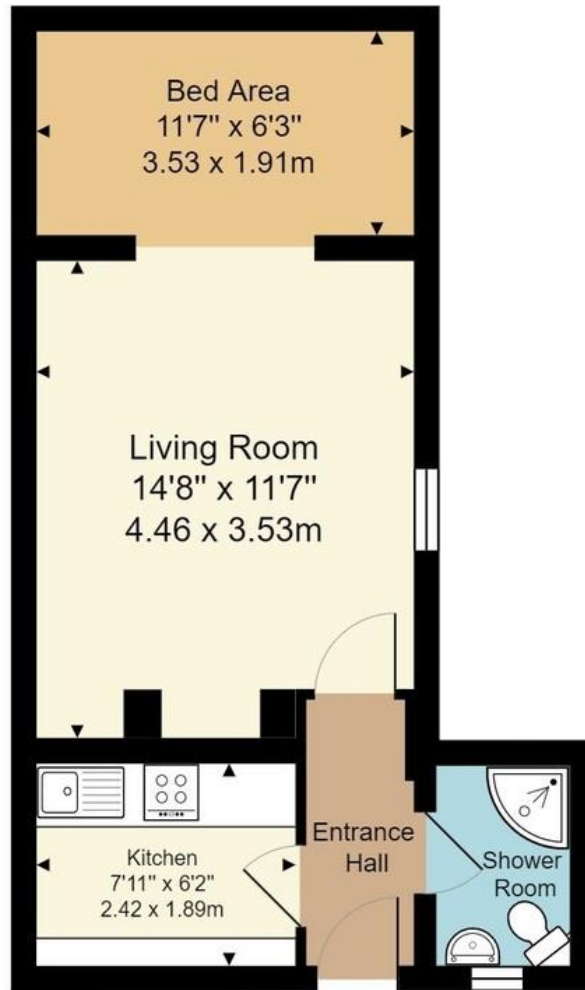
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

Heating - Electric





**Total Area: 362 ft<sup>2</sup> ... 33.6 m<sup>2</sup> (excluding store)**

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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 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
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