



17 Chancellor House Mount Ephraim
Tunbridge Wells, TN4 8BT



17 Chancellor House

House - Gross Internal Area : 105.0 sq.m (1,130 sq.ft.)
Garage - Gross Internal Area : 13.3 sq.m (143 sq.ft.)

An excellent opportunity to purchase a spacious ground floor apartment in one of Tunbridge Wells premier apartment blocks benefiting from well-proportioned rooms and a triple aspect sitting/dining room with direct access out onto beautiful grounds. Quiet yet convenient location to the town centre. Concierge 8 am to 4.30 pm plus a night porter seven days a week.

Grand Entrance Hallway, Hall with excellent storage cupboards, Sitting/Dining Room, Kitchen, 3 Bedrooms, Shower Room, Utility Room, Communal Central Heating, Double Glazed Windows, Additional Storage Room, Garage, Beautiful Park like grounds.

£380,000 Share of Freehold *No Forward Chain*

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Property Description

- ◆ Chancellor House is an impressive and quietly located mansion block in a beautiful setting off of Mount Ephraim.
- ◆ Approached by a long private drive and surrounded by well-maintained park like grounds which include a stunning ancient Cedar tree and extensive lawns.
- ◆ Apartment 17 occupies an enviable position within the building being convenient to the main foyer plus having its own direct access out to a sheltered patio overlooking the grounds.
- ◆ A spacious 'L' shaped hall gives access to all rooms and includes 3 storage cupboards (one Walkin) plus linen cupboard.
- ◆ Triple aspect sitting/dining room divided by an arch includes a door with 5 steps out to the beautiful grounds and a paved terrace.
- ◆ The kitchen is arranged with worksurfaces over 3 walls with stainless steel sink and drainer beneath the window, ceramic hob with extractor above, oven and grill with space for a tall fridge/freezer and plumbing for a dishwasher.
- ◆ Ample range of cupboards including wall mounted.
- ◆ Double bedroom 1 has a pair of west facing windows and fitted and built in cupboards.



- ◆ Double bedroom 2 is also west facing with built in wardrobe cupboard.
- ◆ Study/Bedroom 3 is east facing.
- ◆ The shower room is fitted with a separate shower cubicle tiled wall pedestal wash basin, low level WC, mirror, heated chrome towel rail and an auxiliary convector heater.
- ◆ The apartment benefits from communal central heating and is amply served with radiators throughout.
- ◆ There is an additional external storage cupboard (1.85m x 0.98m ~ 6' x 3'2") with light and shelving.

Outside

- ◆ Chancellor House enjoys an exceptional setting in park like grounds with mature trees and a notable ancient Cedar.
- ◆ The grounds are beautifully maintained with separate allocated areas for visitor parking.
- ◆ 17 Chancellor House has its own garage (5.05m x 2.64m ~ 12'6" x 8'7") with remote up and over door in a conveniently located block of garages.

Location

- ◆ Highly sought after location set behind Mount Ephraim close to Tunbridge Wells Common and half a mile from the mainline station and 0.8 miles to the Royal Victoria Shopping Centre.

Practicalities

- ◆ Apartment 17 is held under a 999-year lease which commenced on the 1/1/78.

Service charge

- ◆ Apartment 17 service charge is approximately £635 per month which includes a concierge on duty from 8 am to 4:30 pm, plus a night porter, seven days a week, general cleaning and maintenance, gas central heating water supply and sewage.

Viewing

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

