



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- One Bedroom Apartment
- Offered as Top of Chain
- Excellent Sized Lounge
- Private Patio Area
- Allocated Parking Space
- Energy Efficiency Rating: D

**Sandrock Road, Tunbridge Wells**

**£250,000**

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

## 13 Sandrock House, Sandrock Road, Tunbridge Wells, TN2 3PZ

Offered as top of chain and located on the ground floor of this attractive purpose built block in the St. James quarter of Tunbridge Wells, an excellent sized one bedroom apartment offered to a high standard throughout. Prior to going on the market the property has benefitted from refurbishment internally to include the fitting of new carpets. The property has a contemporary styled kitchen with polished granite work surfaces, a good sized principal bathroom, contemporary wall mounted heaters and - accessed from the lounge - a private courtyard area with communal gardens beyond. A glance at the attached floorplan will give an indication as to the size of the lounge which is especially good and far more the size one would expect with a two bedroom as opposed to a one bedroom apartment. The principal bedroom has further good space and areas of fitted wardrobes. The property has a secure parking space in the undercroft car park, use of a lift and enjoys further visitors parking spaces to the front of the main block. The property also enjoys use of the attractive communal gardens surrounding the block.

Access is via a solid door leading to:

### **ENTRANCE LOBBY:**

Of a good size and with recently fitted carpets, wall mounted electric storage heater, various media points, wall mounted video entry phone, cornicing. Door to a cupboard with good general storage space, areas of fitted shelving and coat hooks and with a wall mounted electrical consumer unit. Door leading to:

### **BATHROOM:**

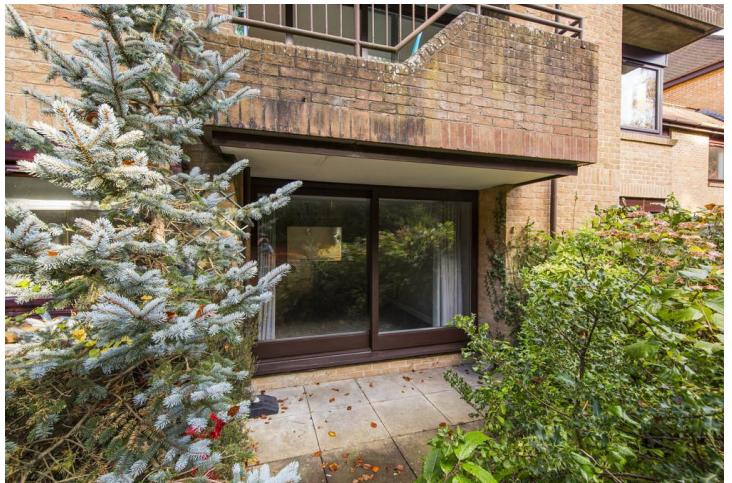
Panelled bath with mixer tap over, glass shower screen and single shower head over, good areas of metro style tiling, pedestal wash hand basin with mixer tap over, fitted wall mirror, low level WC. Wood effect flooring, electric light with shaver point, wall mounted electric towel radiator, extractor fan.

### **LOUNGE:**

Of a very good size and with ample room for lounge furniture and for entertaining. Recently fitted carpet, two wall mounted electric heaters, cornicing, various media points. Sliding double glazed patio doors to a private patio area with communal gardens beyond. The lounge is open directly to:

### **KITCHEN:**

Fitted with a range of wall and base units with contemporary stylings and a complementary polished granite work surface. Inset single bowl sink with mixer tap over, part tiled walls. Integrated 'Beko' electric oven and inset four ring 'Beko' electric hob over and extractor fan above. Integrated fridge. Freestanding washing machine and freezer. Breakfast bar area with seating for 1 to 2 people. Good general storage space. Wood effect flooring, extractor fan. Door to a cupboard housing the hot water cylinder with areas of fitted shelving above.



**BEDROOM:**

Recently fitted carpet, single wall mounted electric radiator, various media points. Of a good size and with ample space for a large double bed and associated bedroom furniture. Mirror fronted double fitted wardrobe with areas of shelving and coat rails. Two sets of double glazed windows to the side each with fitted Roman blinds.

**OUTSIDE:**

The property has use of a private courtyard area and the communal gardens beyond.

**SITUATION:**

The property is situated in the St. James quarter of Tunbridge Wells, particularly well placed for access to St. James Church and the town centre. Tunbridge Wells town centre is host to the Royal Victoria shopping arcade and Calverley Road precinct where you will find most of the main high street retailers whilst in the southern part of the town there is an abundance of independent shops, restaurants and cafes as well as the historic colonnaded Pantiles famous for its pavement cafes and wine bars. Tunbridge Wells main line station is approximately 1 miles distance from the apartment and offers commuter services to Charing Cross and London Bridge. Local amenities include the nearby Dunorlan Park with its wonderful boating lake as well as a wide selection of sports clubs to include golf, cricket and rugby, sports centres and gyms and within a short drive you will be in the neighbouring countryside and local villages offering a wide range of country pursuits.

**TENURE:**

Leasehold with a share of the Freehold

Lease - 150 years from 1 January 1989

Service Charge - currently £2070.70 per year (to be confirmed)

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:**

C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

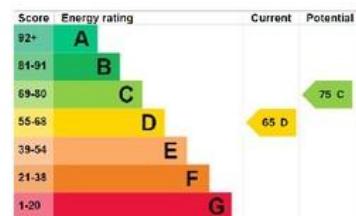
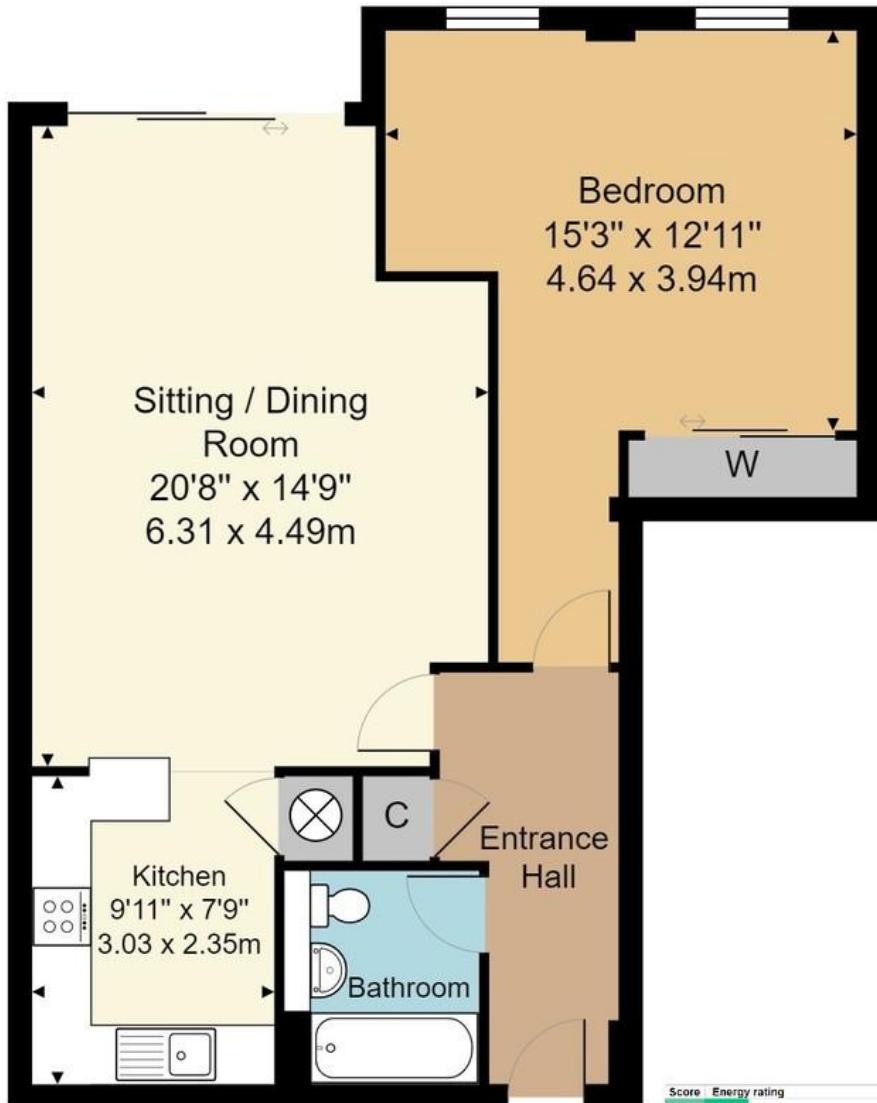
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Electricity & Drainage

Heating - Electric





Approx. Gross Internal Area 726 ft<sup>2</sup> ... 67.5 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

OnTheMarket.com

THE GUILD  
PROPERTY  
PROFESSIONALS

rightmove

naei | propertymark  
PROTECTED

arla | propertymark  
PROTECTED

The Property  
Ombudsman

tsj  
APPROVED CODE  
TRADINGSTANDARDS.UK