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PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bed First Floor Apartment
- Top Of Chain
- Proximate to Dunorlan Park
- Contemporary Design, Lift
- Allocated Parking Space
- Energy Efficiency Rating: B

Pembury Road, Tunbridge Wells

£300,000

woodandpilcher.co.uk



11 Vista Apartments, Pembury Road, Tunbridge Wells, TN2 3QA

Offered as top of chain is this well presented, light and spacious two bed first floor apartment in this attractive modern development with the advantages of under floor heating, lift, video entry systems, mature communal gardens and private secure parking. As currently arranged, the property has a spacious reception hall with two good sized bedrooms, a contemporary style family bathroom, a large open plan lounge/dining area with dual aspect windows and Juliet balconies and a modern fitted kitchen with a host of integrated appliances. Externally the property enjoys a gated entrance with video phone facilities, a single allocated parking space and the use of communal gardens which wrap around the apartment block.

The accommodation is as follows: Access is via a solid door to:

ENTRANCE HALL:

Carpet, wall mounted video entry phone, wall mounted thermostatic control for under floor heating, inset spot lights to the ceiling, large storage cupboard with double doors housing a wall mounted boiler, the electric consumer unit and the hot water cylinder, alongside areas of fitted shelving.

BATHROOM:

Tiled floors and part tiled walls, feature heated towel radiator, panelled bath with fitted shower screen and wall mounted shower, low level wc, wall mounted wash hand basin with storage below and mixer tap over, feature recess with fitted mirror, inset spot lights to the ceiling, extractor fan.

BEDROOM:

Carpet, full length double glazed window, wall mounted thermostatic control, under floor heating.



BEDROOM:

Carpet, full length double glazed window to the side and further double glazed door with Juliet balcony, areas of fitted bedroom furniture to include two double wardrobes with further areas of drawers, wall mounted thermostatic control, inset spot lights to the ceiling.

LOUNGE/DINING ROOM:

Carpet, wall mounted thermostatic control for under floor heating, double glazed windows to the side as well as a further double glazed door and Juliet balcony, additional double glazed windows to the front and further double glazed door leading to a Juliet balcony to the front, inset spot lights to the ceiling, television points, further media points, in turn open to:

KITCHEN:

Tiled floors, range of high gloss white wall and base units with a complimentary wood effect work surface, inset one and a half bowl sink with mixer tap over, fitted Electrolux electric oven, inset four ring gas hob with stainless steel splash back and feature extractor hood over, integrated fridge and integrated freezer, integrated slim line dishwasher, inset spot lights to the ceiling.

OUTSIDE:

With a gated entrance, the property has one allocated parking space and use of the pretty communal gardens.

SITUATION:

Vista Apartments is a modern apartment block close to the junction with Sandhurst Road and the entrance to Dunorlan Park. To this end it offers not only good access to the town centre itself, but also to additional shopping and leisure facilities at nearby North Farm, as well as the A21 trunk road. The main line station offers fast and frequent services to London termini and is approximately a 20 walk away or alternatively there is a bus stop outside the apartment offering buses to and from the station. Tunbridge Wells town centre is readily accessible by foot, car or bus and offers a wide range of social, retail and educational facilities. These include the Royal Victoria Place Shopping Centre and adjacent Calverley Road pedestrianized precinct with a range of primarily independent retailers, bars and restaurants between Mount Pleasant and the Pantiles. The town has two theatres, a multiplex cinema at the aforementioned Knights Park, as well as a good range of sports and social clubs. Tunbridge Wells is rightly renowned for its educational facilities offering a great combination of schools at primary, secondary, grammar and independent levels.

TENURE:

Leasehold

Lease - 125 years from 27th September 2012

Service Charge - currently £2944.00 per annum

Ground Rent - currently £300.00 per annum

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

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

Services - Mains Water, Gas, Electricity & Drainage

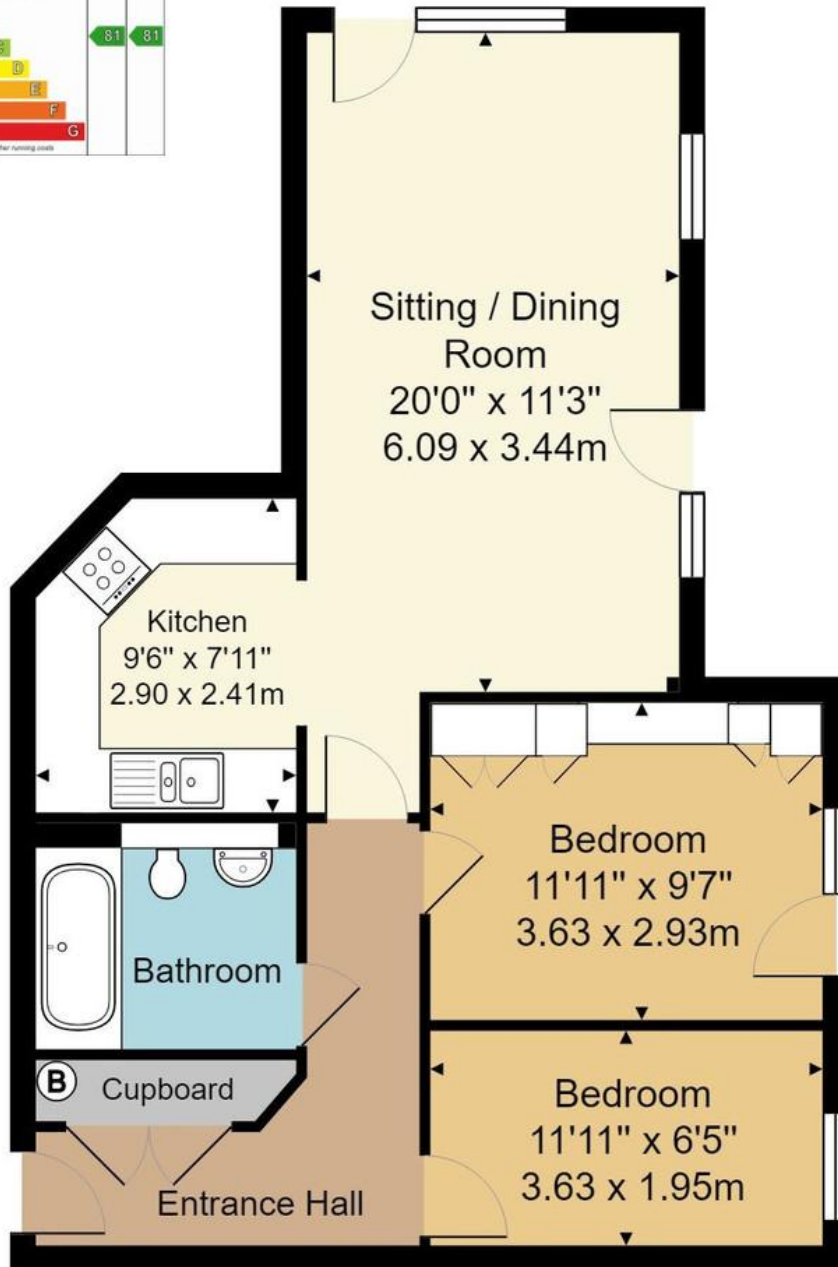
Heating - Gas Fired Central Heating

AGENTS NOTE:

The archived photos represent the property when it was owner occupied, the property has subsequently been let out.



Very energy efficient - lower running costs	Current	Potential
10-149 kWh A		
15-149 kWh B		
15-149 kWh C	81	81
15-149 kWh D		
15-149 kWh E		
15-149 kWh F		
15-149 kWh G		
Not energy efficient - higher running costs		



Approx. Internal Floor Area 668 sq. ft / 62.1 sq. m

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

