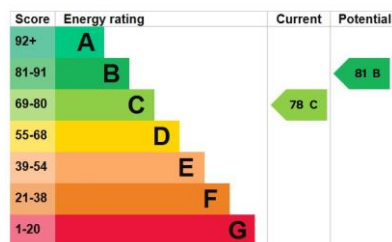




Third Floor

Flat 48, Chancellor House

House - Gross Internal Area : 103.0 sq.m (1108 sq.ft.)
 Garage - Gross Internal Area : 13.1 sq.m (141 sq.ft.)
 Store Cupboard - Gross Internal Area : 3.8 sq.m (40 sq.ft.)



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



48 Chancellor House

Tunbridge Wells, TN4 8BT



A beautifully presented, recently refurbished, dual aspect apartment with commanding views, in one Tunbridge Wells premier apartment blocks, benefitting from a brand new kitchen and bathroom, newly fitted carpets to well-proportioned rooms, in a convenient location to the town centre, concierge 8 am to 4.30 pm plus night porter 7 days a week.

Entrance Foyer with Concierge, Lift and Staircase to third floor, Hall, Sitting Room, Dining Room, Kitchen, 2 Double Bedrooms, Office/Bedroom 3, Bathroom, separate WC, Gas Fired Central Heating, Secure Storage Room, Impressive Communal Garden, Parking.

Garage available through separate negotiation.

Guide price £385,000 Share of Freehold *No Forward Chain*





Property Description

- ◆ A spacious and beautifully presented apartment, in one of Tunbridge Wells premier apartment blocks.
- ◆ Commanding views to the north and south over its own impressive grounds and beyond.
- ◆ Recently refurbished accommodation with attractive decorations and newly fitted carpets plus a brand new kitchen and bathroom.
- ◆ Immediate occupation available subject to contract.
- ◆ Lift and staircase to third floor.
- ◆ Front door to a spacious hall with useful walk in storage cupboards housing circuit breaker, shelving, and hanging rail.
- ◆ Dual aspect sitting and dining rooms divided by curved arch provide attractive views over the parkland 'grounds' and southerly views to the front towards Mount Ephraim.
- ◆ Newly fitted kitchen with worksurfaces arranged over 3 walls including 1½ sink and drainer, attractive sage green range of cupboards include cutlery and saucapan drawers, matching wall mounted cupboards, plus tiling above the worksurfaces.
- ◆ Appliances include integrated dishwasher, washing machine, induction hob with oven beneath and concealed extractor above, with views over the grounds and countryside beyond.
- ◆ Recess off the hall with heated linen cupboard and access to both bedrooms, bathroom and separate WC.



- ◆ Large double bedroom 1 with two floor to ceiling wardrobe cupboards and views to the front.
- ◆ Double bedroom 2 with floor to ceiling wardrobe cupboard.
- ◆ Brand new bathroom with panelled bath, shower attachment and screen, tiled walls above, washbasin with cupboard beneath and tiled splashback, heated chrome towel rail.
- ◆ Separate WC with low level WC and window.
- ◆ Office/bedroom 3 with built in wardrobe cupboard and views over the parkland 'grounds'.
- ◆ The apartment benefits from communal central heating and is amply served with attractive column radiators throughout.
- ◆ There is an additional external storage cupboard 3.8sq.m (40 sq.ft.) with light and shelving.

Outside

- ◆ Chancellor House enjoys an exceptional setting with park like grounds with mature trees and notable ancient Cedar.
- ◆ The grounds are beautifully maintained with separate allocated areas for parking.
- ◆ 48 Chancellor House has its own garage 4.99m x 2.63m (16'4" x 8'7") conveniently located in a block of garages and is available for sale through separate negotiation.

Location

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

Practicalities

- ◆ Apartment 48 is held under a 199 year lease which commenced on the 1st January 1978, it also benefits from a share of the freehold.
- ◆ Service charge approximately £7800 per annum which includes a concierge on duty from 8am to 4.30pm, a night porter 7 days a week, general cleaning, building and grounds maintenance, gas central heating, domestic hot water and sewage.

Viewing

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

