



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- One Bedroom Top Floor Apartment
- Top of Chain
- Additional Basement Storage
- Comprehensively Refurbished
- Permit Parking (See Note)
- Energy Efficiency Rating: C

**Mountfield Gardens, Tunbridge Wells      GUIDE £280,000 - £300,000**

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### Flat 3, 1 Mountfield Gardens, Tunbridge Wells, TN1 1SJ

Originally a two-bedroom apartment, the current owners have thoughtfully reconfigured it into a spacious and beautifully balanced one-bedroom home. In 2022, they undertook an extensive refurbishment, enhancing the property with new double-glazed windows, full rewiring, replumbing, a new boiler, a stylish new kitchen and bathroom, and fresh interior decoration. Shortly after this, the roof was renewed at a shared cost among the engaged freeholders.

With Easterly, Southerly, and Westerly aspects, this bright and airy top-floor apartment enjoys sweeping rooftop views and an abundance of natural light. Ideally positioned between Calverley Park Grounds and Grove Hill Park, it offers a tranquil setting while being just moments from the mainline station with direct trains to London in under an hour plus a comprehensive network of bus routes going to other towns and village, Mount Pleasant High Street, and the famous Pantiles, the heart of Tunbridge Wells.

Offered chain-free, this is a rare opportunity to secure a beautifully upgraded home in an unbeatable location at an attractive price. With so much to offer interest is expected to be high among first-time buyers, commuters, downsizers, or those seeking a stylish Pied-à-terre in Tunbridge Wells' sought-after 'Village Area' -early viewing is strongly advised.

Situated in a charming period terrace, this impressive red-brick building showcases classic Victorian architecture with its bay windows, detailed brickwork and elegant sash windows. The surrounding area is characterised by similarly attractive period homes, enhancing the neighbourhood's character and desirability.

#### HALLWAY:

The landing is bright and spacious, with neutral walls and soft carpeting. The white balustrade adds a touch of character.

#### LIVING ROOM:

The living room enjoys a light and open atmosphere, benefiting from a dual-aspect layout with southerly and easterly-facing sash windows that fill the room with natural light throughout the day. The neutral decor and soft carpeting create a warm and inviting atmosphere, while the high ceilings enhance the sense of space. A striking black feature fireplace serves as a focal point, complemented by built-in shelving. The layout is both practical and stylish, offering ample space for seating and a dedicated area for a home office or dining.

#### KITCHEN:

The kitchen and dining area is light and well-proportioned, featuring newly replaced windows that offer charming 'Mary Poppins' rooftop views. The modern kitchen is fitted with sleek cabinetry, integrated appliances, and generous worktop space.



The layout includes a dedicated dining area, ideal for both entertaining and casual meals. Light wood-effect flooring and neutral decor enhance the fresh and inviting atmosphere.

**BEDROOM:**

The bedroom is again, bright and airy, featuring large south-facing windows with views down the adjacent road and into Grove Park. The neutral decor and soft carpeting create a calm and inviting atmosphere, while the built-in wooden wardrobe and period fireplace add a touch of charm. The room's generous size comfortably accommodates bedroom furnishings.

**PARKING:**

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability and costs of parking permits for the area.

**SITUATION:**

Tunbridge Wells offers a lively cultural scene with plenty to do. The historic Assembly Hall Theatre hosts a variety of performances, from West End shows to comedy nights, while the Trinity Theatre offers independent films, live music, and art exhibitions. For those who enjoy staying active, the town has a range of sports clubs, including tennis, cricket, and golf, as well as modern leisure centres and fitness classes. Food enthusiasts can explore the many independent restaurants, cosy pubs, and bustling markets, while The Pantiles often hosts live jazz and seasonal events. With its mix of culture, history and community spirit, Tunbridge Wells has something for everyone.

Situated in the 'Village Area', this apartment is mere minutes from and previously referenced classic Tunbridge Wells landmarks and amenities, including Tunbridge Wells Mainline Station as well as the famous Old High Street and Pantiles. Tunbridge Wells is home to three town centre green spaces - Calverley Grounds, The Grove Park, and The Common - with this apartment ideally situated between The Grove Park and Calverley Grounds, offering delightful views of The Grove Park.

**TENURE:**

Leasehold with a share of the Freehold

Lease - 999 years from 25 March 2017

Service Charge - as and when maintenance is required any costs are split equally between the 3 apartments

No Ground Rent

**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)

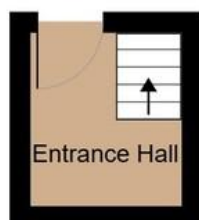
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**First Floor**



**Second Floor**

**Approx. Gross Internal Area 792 ft<sup>2</sup> ... 73.5 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.

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