



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Beautiful 2 Bedroom Apartment
- Offered as Top of Chain
- Impressive Design, High Specifications
- En-Suite to Principal Bedroom
- Allocated Secure & Visitors Parking
- Energy Efficiency Rating: C

Kingswood Road, Tunbridge Wells

GUIDE £450,000 - £465,000

woodandpilcher.co.uk

6 Marnock House, Kingswood Road, Tunbridge Wells, TN2 4XP

Located in the St. Peters quarter of Tunbridge Wells and offering ready access to Dunorlan Park and level access to the town centre and main railway station (approximately 15 -20 mins walk), an impressively designed and beautifully presented light, airy and spacious two bedroom, two bathroom raised-ground floor apartment. Well suited to professional people or downsizers alike, Marnock House is a purpose built block of 24 various sized apartments with secure parking, a lift and a small communal wooded garden - built by Silver Homes in 2006. Apartment 6 is quietly located at the end of the corridor on the right-hand side of the raised ground floor with unobstructed dual aspect views. We understand the property was originally the show house of the development and even now, a glance at the attached photographs will give an indication as to the high quality of presentation within. Beyond a most attractive large reception hall there is an excellent sized and contemporary styled kitchen/dining room with a further and separate dual aspect (easterly and southerly facing) sitting room affording views over neighbouring trees, roof tops and Dunorlan Fields in the distance. The property has two good sized double bedrooms - one of which has a large en-suite bathroom facility - and a further family shower room. Externally, the property has use of a single allocated parking space to the rear of the block in the secure gated car park, as well as private visitors parking at the front of the block, alongside a good sized lock up storage cupboard in the undercroft parking area. High specification properties in this location have traditionally generated excellent interest. Given this property is also offered as top of chain we consider it essential that interested parties make an immediate appointment to view.

Access is via a solid door to an especially spacious and impressive entrance hall.

ENTRANCE HALL:

A large space set to good areas of feature tiling with underfloor heating and a wall mounted thermostatic control. Wall mounted video entry system. Door to a large storage cupboard housing an inset hot water cylinder and areas of fitted shelving and door to a large cupboard with further generous storage space, areas of fitted shelving and a fitted coat rail. Doors leading to:

SITTING ROOM:

Carpeted, underfloor heating with a wall mounted thermostatic control, various media points. Excellent bright and sunny room with plenty of space for lounge furniture, entertaining and a small dining table and chairs. Dual aspect (southerly and easterly facing) double glazed windows affording attractive views across neighbouring developments trees and roof tops towards Dunorlan Fields with one of the windows having a Juliet style balcony.

LARGE KITCHEN/DINING ROOM:

A range of contemporary high gloss white wall and base units with a complementary polished granite work surface. Inset one and a half bowl sink with mixer tap over. Integrated 'Bosch' electric oven and inset four ring 'Bosch' electric ceramic hob with feature tiled splashback and extractor fan over. Integrated 'Hotpoint' washer/dryer machine, 'Bosch' dishwasher, 'Electrolux' fridge and freezer. Feature tiled flooring with underfloor heating, inset spotlights to the ceiling, an area of floating shelving. Good general storage space. Excellent space for a good sized dining/breakfast table and chairs. Double glazed southerly facing windows overlooking the wooden communal garden with fitted roller blind.

SHOWER ROOM:

Wall mounted wash hand basin with mixer tap over, feature tiled splashback, wall mounted backlit mirror, low level WC, an excellent sized walk-in shower cubicle with fitted glass door and single shower head over. Feature tiled floor, feature recesses, wall mounted electric towel radiator, electric shaver point, inset spotlights to the ceiling, extractor fan.



MASTER BEDROOM:

Carpeted, electric slim panel heater, various media points. Excellent space for a large double bed and associated bedroom furniture. Fitted mirror fronted double wardrobe with areas of fitted shelving and fitted coat rails. Double glazed easterly facing window with a Juliet style balcony and roller black-out blind over with far reaching views across neighbouring trees and rooftops towards Dunorlan Fields. Door leading to:

LARGE EN-SUITE BATHROOM:

Panelled bath with mixer tap over and single head shower attachment, wall mounted wash hand basin with tiled splashback and illuminated fitted mirror, low level WC, walk-in shower cubicle with sliding glass screens and a single shower head over. Feature tiled flooring with underfloor heating, feature recesses, wall mounted electric towel radiator, electric shaver point, inset spotlights to the ceiling, extractor fan.

BEDROOM 2:

Carpeted with underfloor heating, wall mounted thermostatic control, various media points. Space for a large double bed and associated bedroom furniture. Double glazed easterly facing windows with views across neighbouring trees and rooftops towards Dunorlan Fields.

OUTSIDE:

There is a small wooded communal garden area with seating. The block has a number of visitor's parking spaces towards the front and designated allocated spaces for each flat in the gated secure shared car park at the rear. Uniquely the property has a storage room located within the bicycle storage area in one of the undercrofts, which is accessible from the Palm Court foyer adjacent to the private car park at the rear or via the stairs or lift from the front foyer. It provides excellent full room height storage space with fitted shelving. It is a real advantage given that generally, storage space is limited in most new build apartment blocks.

SITUATION:

The property is located just off of Kingswood Road in the St. Peters quarter of Tunbridge Wells. To this end it has ready access to Dunorlan Park, to a number of smaller local retailers and well regarded public houses and level access to Tunbridge Wells town centre, The Pantiles, Calverley Park, Tunbridge Wells Common and the main railway station. Beyond this it is close to a number of well-regarded NHS and private health care facilities. Tunbridge Wells itself has a wide range of social, retail and educational facilities including a number of sports and social clubs, two theatres and a host of independent retailers, restaurants and bars located between The Pantiles and Mount Pleasant with further multiple offerings at the Royal Victoria Place shopping centre and nearby North Farm Retail Park. The town is rightly sought after for its educational facilities and these include a number of excellent offerings at primary, secondary, grammar and independent levels. The town also has two main line railway stations with ready access to London termini and the South Coast.

TENURE: Leasehold with a share of the Freehold

Lease - Lease - 999 years from 1 January 2006

Service Charge - currently £2325.00 per year

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: E

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, Electricity & Drainage

Heating - Electric

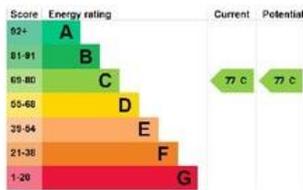
AGENTS NOTE:

The vendor advises that the current tenants have been served notice to vacate on the 16th October 2025. All parties should take advice from their solicitor appertaining to exchange and completion around this date.

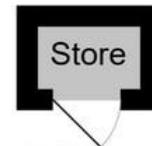




Area: 918 ft² ... 85.3 m²



Approx. Gross Internal Area
927 ft² ... 86.1 m²



Area: 9 ft² ... 0.8 m²

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

