



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bedroom First Floor Apartment
- Exclusive Development
- Lift Access
- Communal Gardens
- Private Parking Space
- Energy Efficiency Rating: C

Calverley Park Gardens, Tunbridge Wells

£325,000

woodandpilcher.co.uk

**Flat 10, Carter House, 7 Calverley Park Gardens,
Tunbridge Wells, TN1 2JP**

A classic example of a Victorian villa that has been thoughtfully extended and modernised into 14 stylish apartments. This exclusive development was completed in 2015, at which point the current owners took possession. Initially their own happy home, the property later became a successful investment, thanks to its central location, modern finish, and rare benefit of private parking. Offered as top of chain, with an engaged share of freehold community and a solid energy efficiency rating, this property offers more than just stylish living - it combines lifestyle with long-term peace of mind.

The accommodation comprises. Entrance door to communal hallway with a choice of stairs to lift to the top floor. Panelled entrance door to:

ENTRANCE HALL:

Entryphone system, radiator, decorative panelled ceiling.

KITCHEN/ RECEPTION ROOM:

Generous open plan kitchen/ sitting room with decorative panelled ceiling, dual aspect with three double glazed sash windows, radiators and the contemporary kitchen being fitted with a range of cabinetry and contrasting worksurface with integrated appliances and a breakfast bar.

BEDROOM:

Good size double room benefitting from a range of built in wardrobes, radiator and double glazed sash window.

BATHROOM:

A modern suite comprising a bath with mixer tap and hand held attachment as well as a separate thermostatic shower overhead with glass screen, WC, hand wash basin, tiled splashbacks & floor, heated towel rail, extractor, ceiling spotlights.

OUTSIDE:

Areas of communal lawned gardens provide an ideal space to sit out and enjoy the sunshine.

PARKING:

One allocated parking space situated in the far left corner at the rear. Electric double gates with intercom at the front allow access onto the driveway and parking areas.



SITUATION:

Calverley Park Gardens is an exceptionally convenient location approximately 0.8 of a mile from the station and centre of town being even closer to the northern part of the town where the principal shopping area includes the Royal Victoria Shopping Mall and Calverley Road Pedestrianised Precinct. In the lower part of the town you will find the Old High Street and the famous Pantiles where there is a further range of shops, boutiques and numerous restaurants and bars. There are highly regarded schools in the town including primary, preparatory and grammar for both boys and girls. Recreational amenities within the town include a sports and leisure centre, multi screen cinema complex, theatres, two golf courses, rugby, tennis club and gyms. The A21 is to the north of the town and provides a direct route to the M25 national motorway network. Trains to London Charing Cross, London Bridge and Cannon Street with travel time around 50-55 minutes.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 years from 1 January 2015

Service Charge - currently £1893.22 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:

B

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

Accessibility/Adaptations - Lift



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



Approx. Gross Internal Area 554 ft² ... 51.4 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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 Southborough 01892 511311
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