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PILCHER**

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**LIBRARY PHOTO**



- Two Double Bedrooms
- Sitting Room With Balcony
- Fully Fitted Kitchen/Diner
- Well Fitted Bathroom
- Allocated Parking
- Energy Efficiency Rating: B

**Lakewood Drive, Tunbridge Wells**

**GUIDE £255,000 - £265,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 23 Lakewood Drive, Tunbridge Wells, TN2 3FH

This beautifully presented apartment is situated on the second floor of this attractive building with pleasant views and lots of natural light throughout. Offering two double bedrooms, it allows for flexible living, ideal for those working from home. The living room is a generous size, with light carpets and access onto the enclosed balcony. There is plenty of space for sofas and further living room furniture. The kitchen/dining room is another good sized room with smart floor tiles, glossy cabinets and wood effect worktops. Integrated kitchen appliances include a tall fridge/freezer, fan oven, four-ring gas hob with extractor and dishwasher. There is space for a table and chairs and allows for some lovely, elevated scenic views. The two double bedrooms are good sizes, both carpeted and both with space for bedroom furniture. Completing the property is the well presented bathroom which is finished with stylish grey floor and wall tiles. It has a bath with shower over, WC, wash basin and chrome heated towel rail. Outside, there are mature landscaped gardens, exclusive for residents use. An off-road allocated parking space comes with the property whilst there is plenty of additional parking on street, restriction free.

### SECURE ENTRANCE HALL:

Communal entrance hall which is accessed via security entrance phone system. Lift and staircase access to all floors. Note also that there is a bicycle store on the lower ground floor.

### ENTRANCE HALL:

Front door leading in to the entrance hall. Radiator, entry phone, two storage cupboards, one housing fuse box and electric switches.

### KITCHEN/DINER:

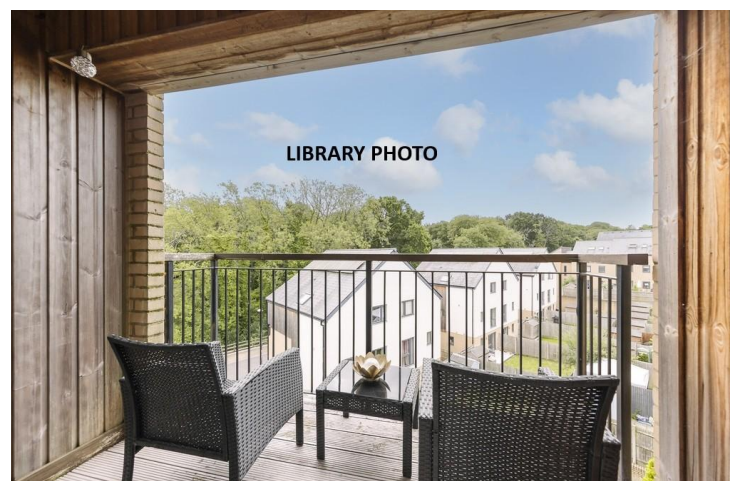
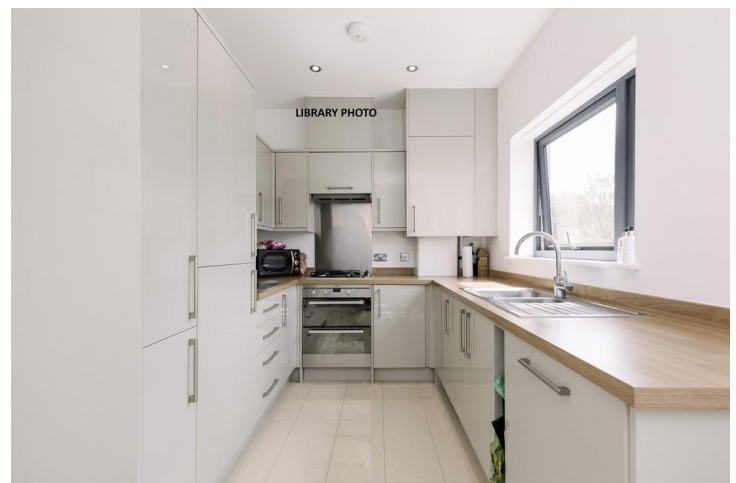
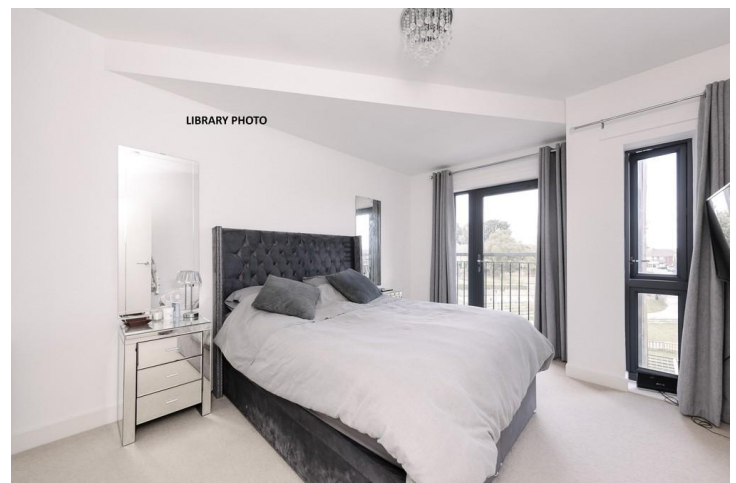
Range of high and low level units with work surfaces over. Fitted Indesit oven, four ring gas hob and extractor above this. Wall mounted and enclosed Baxi boiler. Fitted fridge and freezer, fitted dishwasher, fitted Indesit washing machine. One and half bowl sink unit with draining board and mixer tap. Two double glazed windows, ceiling spotlights, radiator, carpet and tiled floor.

### RECEPTION ROOM:

Radiator, double glazed door to private balcony, double glazed window. satellite and TV points, telephone point.

### BATHROOM:

Low level wc with concealed cistern, sink with mixer tap, wall mounted mirror, wall mounted heated towel rail, panel bath with mixer tap shower (wall mounted), ceiling spotlights, part tiled walls and tiled floors.





**BEDROOM:**

Large double glazed window, radiator.

**BEDROOM:**

Large double glazed door leading to a Juliet balcony, additional window and radiator.

**OUTSIDE:**

Landscaped communal gardens, allocated parking space.

**SITUATION:**

The property is located approximately one mile from High Brooms main line station, with commuter services to London Bridge/Cannon Street. Nearby there are local shops, with the main town centre being a little over one mile away. A little further south you will find the old Tunbridge Wells High Street and historic Pantiles. The area has very good schooling at primary, secondary, grammar and independent levels. Recreational amenities include the nearby Dunorlan Park with its boating lake, as well as a wide variety of sporting clubs and access to surrounding villages and countryside.

**TENURE:**

Leasehold

125 Years From 1 June 2015

Service Charge - currently £2727.00 per year

Ground Rent - currently £200.00 per year

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:**

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**VIEWING:**

By appointment with Wood & Pilcher 01892 511311.

**ADDITIONAL INFORMATION:**

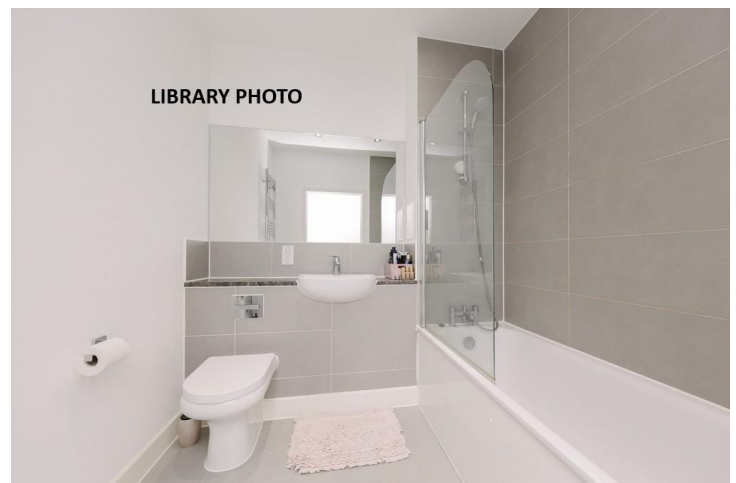
Broadband Coverage search Ofcom checker

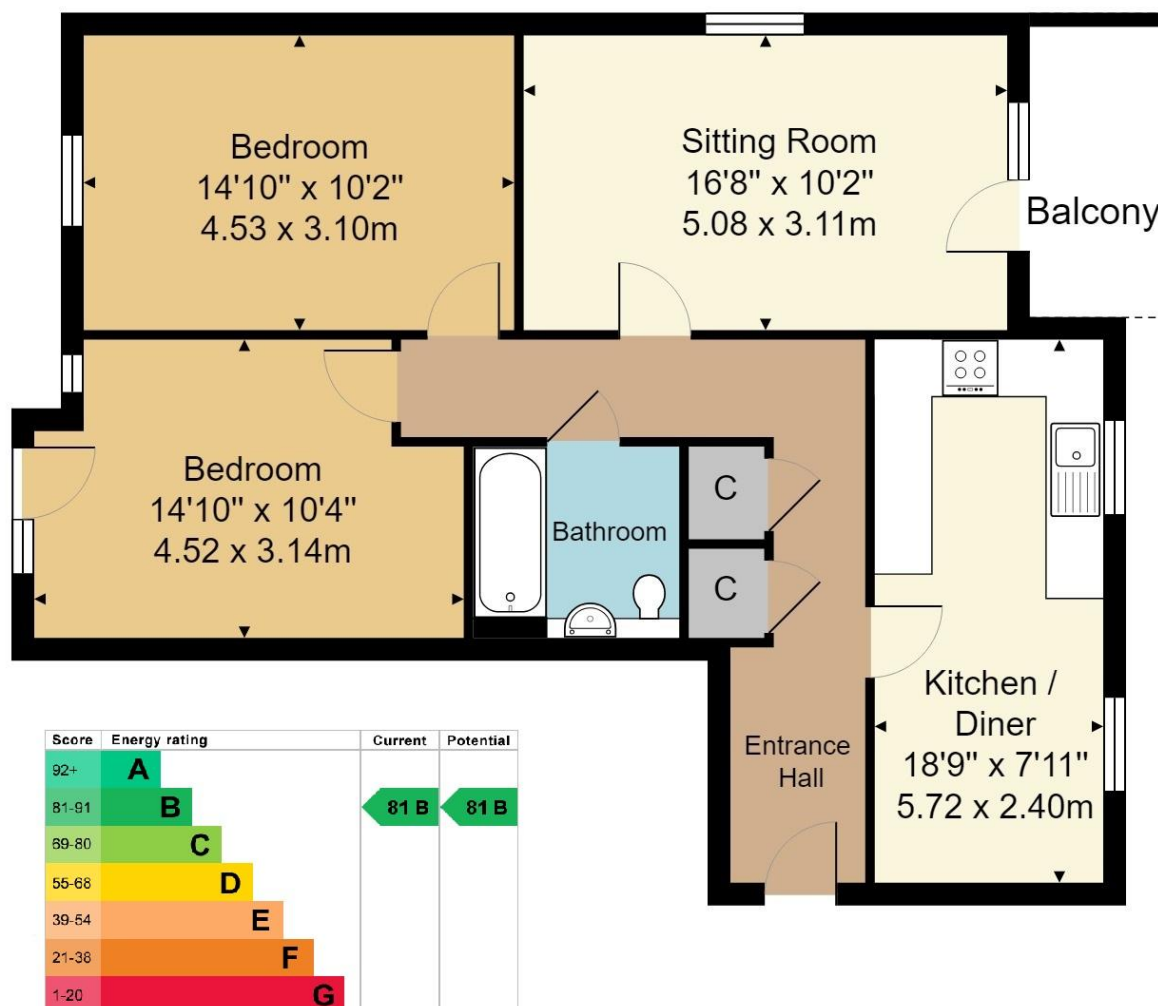
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating





**Approx. Gross Internal Area 817 sq. ft / 75.9 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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