



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Contemporary Design
- Two Bedrooms
- Gated Development
- Large Private Terrace
- Off Road Parking
- Energy Efficiency Rating: C

Pembury Road, Tunbridge Wells

£465,000

woodandpilcher.co.uk

3 Boathouse Cottages, Pembury Road, Tunbridge Wells, TN2 3QB

Set within a small and exclusive gated development. Boathouse Cottages are exceptional architect designed two bedroom homes built during 2004. Featuring a reverse accommodation layout with the living room, kitchen and terrace situated on the first floor allowing the living space to benefit from vaulted ceilings creating spacious, light and airy accommodation. There is also space for a good size dining table and the kitchen is fitted with a range of appliances. On the ground floor there are two double bedrooms and shower room, with the master bedroom having its own en-suite bathroom. Other features include extensive areas of wood flooring, gas central heating via radiators, double glazed windows and a parking space situated alongside the property. Individual homes in this price range rarely become available on the market and in view of the property's wide range of features, unique design, and accessibility to both Dunorlan Park and the town centre, we really have no hesitation in recommending an early appointment to view.

The accommodation comprises. Panelled entrance door to:

ENTRANCE HALL:

Wood flooring, single radiator, power points, coat hanging space.

BEDROOM 1:

Window to front with fitted plantation style shutters, single radiator, power points. Two built-in double wardrobes and concealed recessed cupboard with light providing additional storage space.

EN-SUITE BATHROOM:

White suite comprising of a small panelled bath with plumbed in shower above, tiled shower area, low level WC, pedestal wash hand basin with mixer tap, vinyl tiled floor, radiator/towel rail.

BEDROOM 2:

Double aspect room with windows to rear and side, power points, single radiator. Range of triple built-in wardrobes and further double wardrobe with cupboard above housing the fuse box and wall mounted gas fired combination boiler.

SHOWER ROOM:

White suite with shower cubicle having plumbed in shower, low level WC, wall mounted wash hand basin, wood effect flooring, towel rail/radiator, extractor fan.

Stairs from entrance hall to **FIRST FLOOR:**

OPEN PLAN LIVING/KITCHEN/DINING AREA:

This is a wonderful open plan space with high vaulted ceiling benefiting from lots of light from the Velux windows in the ceiling and the sliding doors that lead out to the terrace.



The kitchen is fitted with a comprehensive range of wall and base units with stone worktops and includes a stainless steel sink unit with mixer tap, integrated dishwasher, electric oven and gas hob with microwave above, fridge/freezer, pull-out larder, space for washing machine, wood flooring and window to rear.

The generous living space has wood flooring, four radiators, wall lighting, power points and media points. Double glazed patio doors open onto the private terrace which feels like a natural extension to the indoor living space. The terrace is low maintenance and private with space for outdoor seating and dining.

OUTSIDE:

The property is set within communal grounds which are maintained at a monthly cost of £38.00 per month.

PARKING:

There is a side driveway with space for a single vehicle and access to a private timber shed for storage which is on a £1.00 per annum ground rent. There are three parking spaces within the grounds available for visitors.

SITUATION:

The property is situated just off the Pembury Road. It is within comfortable walking distance of Dunorlan Park and just a short drive away/15 minute walk from the centre of town with its wide range of amenities. Tunbridge Wells itself boasts excellent commercial and leisure facilities with highly regarded restaurants and excellent shopping opportunities. There are excellent schooling options in the area both state and independent including those in the sought after Kent grammar system. For the sporting enthusiast there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outside there are golf, cricket and rugby clubs and private gyms. For commuter travellers the mainline station at either Tunbridge Wells or High Brooms both offer fast and frequent services into central London. From this property there is easy access onto the Pembury Road which joins to the A21 to the east of the town which links to useful motorway connections.

TENURE:

Freehold

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

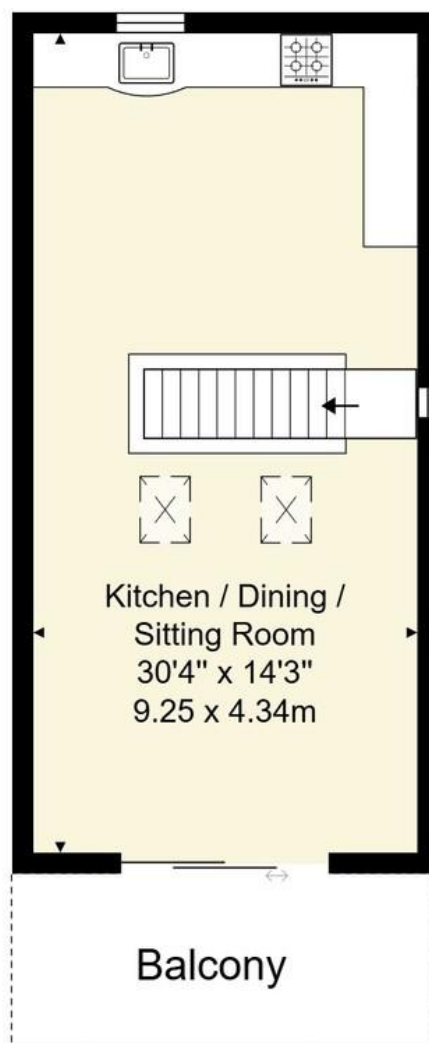
Services - Mains Water, Gas, Electricity & Drainage (delete as appropriate)

Heating - Gas Fired Central Heating





Ground Floor



First Floor



Approx. Gross Internal Area 864 ft² ... 80.3 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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