

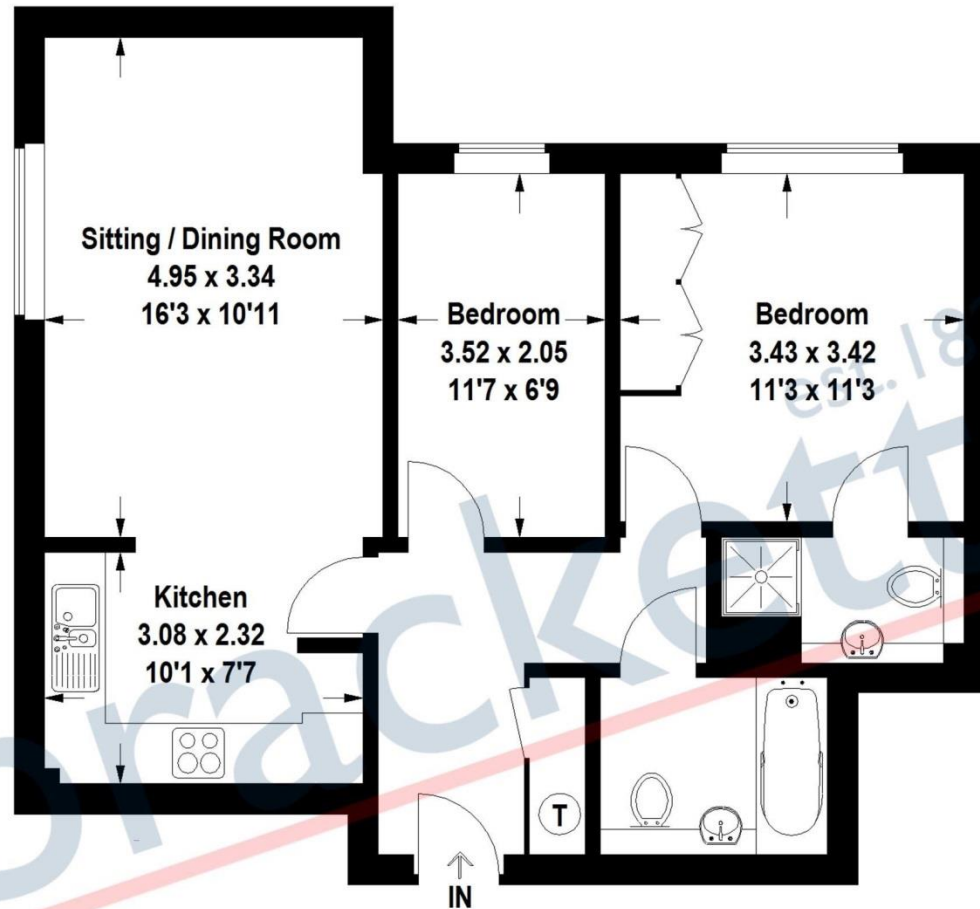


Flat 33 Park House, Kingswood Road, Tunbridge Wells, Kent TN2 4BP

Price Range: £285,000 - £295,000 Leasehold

When experience counts...

est. 1828
bracketts



Second Floor Approx Internal Floor Area 657 sq ft (61 sq m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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VIEWING

By appointment with Bracketts.

LOCATION

Park House is conveniently located just to the east of Tunbridge Wells town centre which is approximately half a mile with its multiple range of shopping and recreational facilities, whilst the highly regarded Kingswood Doctors Surgery is within a few hundred yards and the Nuffield Hospital being opposite. The open green spaces of Dunorlan Park lie just to the east of the property with entrances in both Bayhall Road and Pembury Road. Access to the A21 is within approximately two miles and the area is well served with golf, cricket and sporting clubs.

TO BE SOLD

This apartment is located on the top floor of this wing of the building and is therefore adjoining another apartment on just the bathroom and shower room. Of particular note are the far reaching views to the horizon from the reception room, whilst from the bedroom there are splendid views of the beautiful communal gardens. The current (and only) owner has made multiple improvements to this apartment which include real wood flooring in the hallway which extends into the kitchen area, a refitted touch control induction hob, tiled splashbacks, undercounter feature lighting and fitted mirrors in the bathroom, hallway and en suite which create a great feeling of space and light. The residents of Park House, which has an age restriction of 55 and over, enjoy a great deal of benefits which include a house manager, a large attractive reception room which adjoins a conservatory and opens directly onto the garden; a laundry room with washing, drying and ironing facilities; a guest suite on the ground floor charged at £15 per person per night with twin beds and an en suite shower room; residents' parking; a communal bin system and delightful grounds which envelop this property which are well tended and stocked with a great deal of mature trees, shrubs and perennials.

ACCOMMODATION

Communal Entrance

Stairs and lift to the Second Floor with private Front Door opening to:

L-Shaped Entrance Hall

Real wood flooring with large fitted mirror. Airing cupboard housing unvented hot water cylinder with adjoining shelving and providing useful storage. Doors to all rooms.

Reception Room

Large window with views to the horizon. Partially sloping ceiling. Open plan to:

Kitchen Area

Fitted with a range of white eye and base units with brushed steel handles and solid granite worktop. Neff four ring induction hob with brushed stainless steel splashback and extractor fan/light over and stainless steel Smeg integrated oven beneath. Tiled splashbacks. Stainless steel one-and-a-half bowl sink with chromed mixer tap. Space and plumbing for washing machine/dishwasher. Space for full height fridge/freezer. Extractor fan. Real wood flooring matching the hall.

Bathroom

A white suite comprising bath with grab handle and shower above set into a fully tiled recess with feature glass tiles, vanity basin set into a countertop with worktop and adjoining a back to wall WC with push button flush. Large integrated mirror. Chromed ladder-style heated towel rail. Extractor fan.

Bedroom I

Space for double bed. Sharps full height fitted four door wardrobes. Door to:

En Suite Shower Room

A white suite comprising a push button back to wall WC with countertop above, vanity basin set into a countertop with matching upstand and large integrated mirror above. Shower with concertina shower screen, fully tiled with feature glass tiles. Extractor fan. Chromed ladder-style electric heated towel rail.

Bedroom 2

Large window overlooking the garden. Space for table and chairs/bed.

OUTSIDE

There are communal gardens that envelop this building for the enjoyment of the residents. These are well stocked with a variety of perennials, shrubs and mature trees. There is direct access from the residents' lounge and conservatory. There is residents' parking at the front of the building.

OUTGOINGS

Lease: 299 years from 24 June 2010.

Service/Maintenance Charge: £3,204.88 per annum to include house manager, water rates, window cleaner, communal cleaner, laundry, guest suite and gardener.

Ground Rent: £225.00 per annum.

ROUTE TO VIEW

From our office in the High Street proceed north turning right into Grove Hill Road at the mini-roundabout. Continue uphill bearing left into Prospect Road and turn right at the traffic lights into Bayhall Road. Turn left into Kingswood Road and first left into Park House.

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