

## Flat B, 55 Frant Road, Tunbridge Wells Kent TN2 5LE



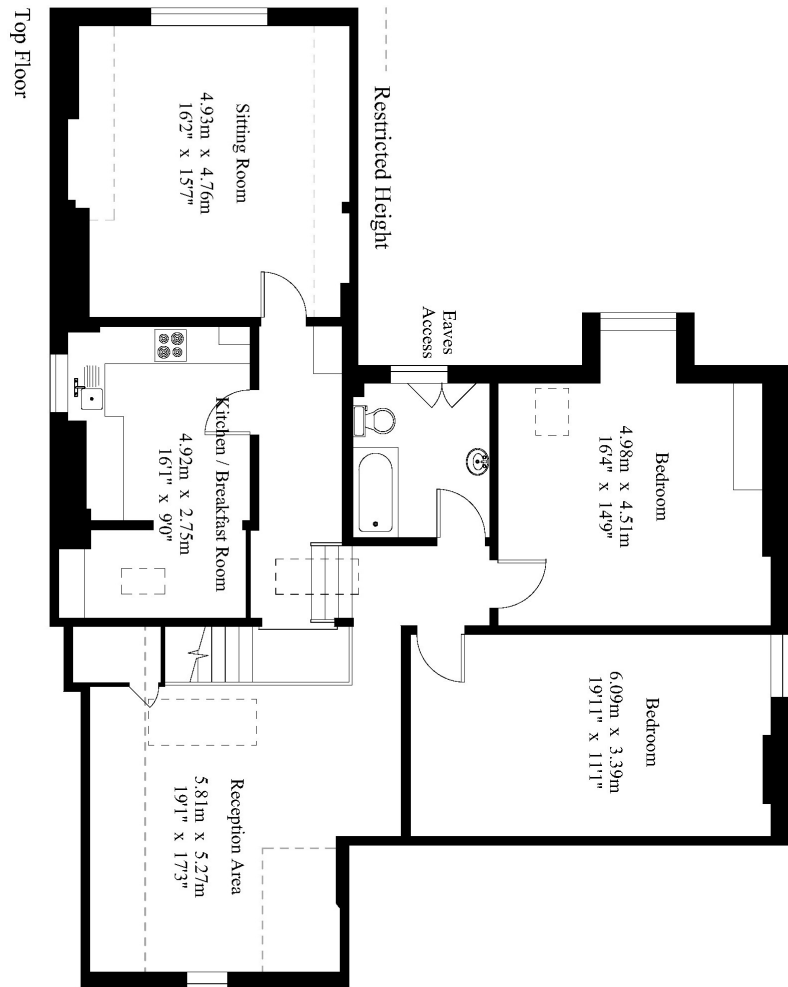
A beautifully light and spacious 2 bedroom apartment occupying the entire top floor of a substantial Victorian property, benefiting from its own entrance with stylish and well presented accommodation. Features include interesting shaped rooms with views and exposed timbers, a garage, allocated parking and the use of large communal gardens

External Staircase to Own Front Door Sitting Room Open Plan Reception Area  
Kitchen/Breakfast Room with Utility Area 2 Double Bedrooms Bathroom  
Gas Fired Central Heating Large Communal Garden Garage Allocated Parking

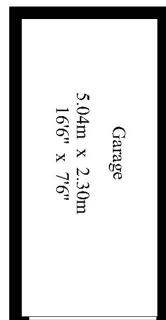
**PRICE £ 350,000 - £375,000 SHARE OF FREEHOLD  
NO FORWARD CHAIN**

Flat 55 B, Frant Road

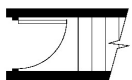
Flat - Gross Internal Area : 129.4 sq,m (1392 sq.ft.)



Top Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)	45	
G	(1-20)		61
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



First Floor



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Important Notice: a) These particulars are set out as a general outline, only for the guidance of intending purchasers, and do not constitute part of an offer or contract. b) All dimensions, distances and areas are approximate, and for reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. c) Prospective purchasers are strongly recommended to satisfy themselves as to the working order of the main services; various electrical or gas appliances; plumbing; drainage; alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.





#### THE PROPERTY

- ◆ External staircase to own front door
- ◆ Tall ceilinged, L-shaped hallway with mezzanine level and skylight
- ◆ Open plan reception area, part galleried, vaulted ceiling and feature porthole window
- ◆ Part vaulted sitting room ceiling with feature polished exposed timbers and a pair of sash windows overlooking the communal garden and beyond
- ◆ Well fitted kitchen/breakfast room with granite work surfaces and a good range of painted wooden cabinets. Integrated appliances include dishwasher, fridge, freezer and Stoves oven and grill plus hob with extractor above. Matching wall mounted cupboards with under lighting. Sash window to side and vaulted ceiling in the breakfast/utility area
- ◆ Principal bedroom featuring an attractive walk-in dormer with a pair casement windows overlooking the rear garden. Fitted wardrobe cupboards
- ◆ Double bedroom 2 with attractive sash window to the side
- ◆ Well fitted bathroom with separate shower above bath, matching WC and washbasin. Window to the rear and a pair of doors into a large storage cupboard

#### OUTSIDE

- ◆ Large gravelled drive to the front with Flat B benefiting from an allocated parking space in front of its own garage
- ◆ Garage with up-and-over door, internally lined with power and light connected

- ◆ The large rear garden is laid to lawn with seating areas and mature trees including weeping cherry and silver birch
- ◆ Flat B also has its own garden shed

#### SITUATION

- ◆ Situated on the favoured south side of town
- ◆ Easy access to countryside, yet within 0.7 miles of the central station providing an excellent commuter service to London Charing Cross and Cannon Street in just under the hour
- ◆ The historic Pantiles and High Street offering a wide variety of independent shops, cafes, restaurants and bars is only 0.5 of a mile
- ◆ TN2 general store is within easy walking distance

#### PRACTICALITIES

- ◆ Tunbridge Wells Borough Council Tax Band C
- ◆ Share of Freehold
- ◆ 999 year lease, commenced January 2012
- ◆ Services charges are currently £123 per month
- ◆ All main services are connected

#### DIRECTIONS

From our office, proceed in a westerly direction onto the London Road and at the small mini roundabout turn left into Frant Road. Continue up Frant Road, passing the turning to Broadwater Down on the right and No. 55 will be found after a short distance on the left.

#### VIEWING

Strictly by appointment through Sumner Pridham

