



# WOOD & PILCHER



- Beautiful Apartment
- 'Village' Location
- Two Double Bedrooms
- Newly Refurbished
- No Onward Chain
- Energy Efficiency Rating: E

**Claremont Road, Tunbridge Wells**

**Guide £330,000 - £350,000**

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



### **70a Claremont Road, Tunbridge Wells, TN1 1TH**

**DESCRIPTION:** This impressive apartment has been beautifully refurbished to a very high standard which includes a modern kitchen with wooden worktop and metro tiling, exposed brickwork fireplace, oak internal doors, oak flooring and new carpets throughout. Set in the desirable "Village" area of Tunbridge Wells, it is a short walk to Grove Park, the High Street and the mainline station. It offers two double bedrooms, breakfasting kitchen, spacious sitting room and contemporary bathroom. With the benefit of no onward chain it will prove to be a very popular property so an early viewing is highly recommended.

**SITUATION:** The property is situated within a prime Tunbridge Wells residential location within the old village area particularly known for its attractive architecture, pretty urban walks and good access to the south side of town and main line railway station which is particularly convenient for any commuter traveller with London Charing Cross/Cannon Street travelling time in under an hour. Shopping facilities nearby include the Hoopers Department Store and old High Street with its selection of independent retailers, restaurants and cafes. Approximately three quarters of a mile to the north part of the town is where you will find the Royal Victoria Shopping Mall and Calverley Road Precinct where most of the major High Street retailers are represented. Recreational facilities include a selection of local parks including the nearby Grove, The Common, golf, cricket, tennis and rugby clubs and easy road access to Tunbridge Wells and the surrounding countryside.

**ENTRANCE:** Via private double glazed entrance, stairs to first floor, built in store cupboard, feature sash window on staircase giving a very bright feel.

**LANDING:** Feature sash window to side, L-shaped landing with loft access, wall mounted electric heater, carpet.

**SITTING ROOM:** A spacious room with double glazed bay window offering views to the front, feature chimney breast with exposed brickwork, wall mounted electric heater, oak flooring, downlights.



**KITCHEN:** A newly fitted range of white gloss wall and base units with wooden worktop, double glazed sash window to front, built in oven, hob and extractor hood over, breakfast bar, metro tiling to walls, oak flooring, space for fridge/freezer and washing machine, inset sink and drainer with mixer tap, wall mounted electric heater, downlights.

**BEDROOM:** A double bedroom with double glazed window to side, built in store cupboard with hot water heater, wall mounted electric heater, carpet.

**BEDROOM:** A further double bedroom with sash window to side, wall mounted electric heater, built in wall unit housing electricity meter and consumer unit, carpet.

**BATHROOM:** A contemporary suite comprising panelled bath with shower over, glass shower screen, low level WC, wall mounted wash hand basin with cupboard under, sash window to side, extractor fan, tiled floor, full tiling to walls, recessed ceiling downlights, wall mounted fan heater and heated towel rail.

**TENURE:** Leasehold

**PARKING:** Permit parking is available in this area.

**VIEWING ARRANGEMENTS:** By appointment with Wood & Pilcher 01892 511211.

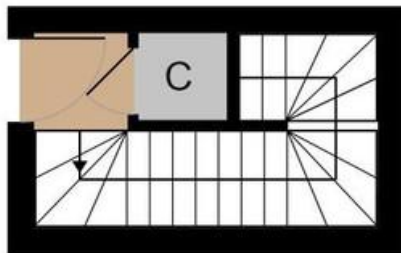
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Agent Note: Please note that not everything in the photographs may be included in the sale.



Approx. Gross Internal Floor Area

Heathfield 01435 862211  
 Tonbridge 01732 351135  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

