



WOOD & PILCHER



- Spacious 2 Bed Apartment
- Beautiful Pantiles Location
- Open Plan Living/Dining Area
- Period Features
- Contemporary Styling
- Residents Parking Permits

The Pantiles, Tunbridge Wells

£325,000

www.woodandpilcher.co.uk



46a The Pantiles, Tunbridge Wells, TN2 5TE

DESCRIPTION: A most attractive Grade II listed apartment with a contemporary open plan kitchen/dining/lounge area, areas of exposed brickwork and floorboards, two double bedrooms and an absolutely enviable location in the Pantiles in central Tunbridge Wells.

SITUATION: The ground floor apartment offers particularly good access to the Pantiles itself, but also to Tunbridge Wells' Common and a first class combination of independent retailers, restaurants and bars between running along Mount Pleasant, the old High Street, Chapel Place and the Pantiles. Also close at hand is Tunbridge Wells' main line railway station with its fast and frequent services to both London termini and the south coast. The main town centre of Tunbridge Wells is a little under a mile away with a wide range of primarily multiple retailers at the Royal Victoria Place and Calverley Road pedestrianized precinct and further opportunities at the North Farm Retail Park. The town has a very healthy range of theatres, clubs and bars, alongside well regarded sports clubs and societies.

The accommodation is as follows: Access is via a solid door to:

ENTRANCE HALL: Exposed pine flooring, wall mounted electric storage heater, textured ceiling, exposed feature beam with feature lighting, areas of fitted shelving and coat racks, Georgian style sash window to the front, further Georgian style sash window to the rear, doors leading to:

BEDROOM: Carpet, high level textured ceiling, wall mounted electric storage heater, feature bay window to the front comprised of three areas of Georgian style bay windows.

BEDROOM: Carpet, high level textured ceiling, wall mounted electric storage heater, Georgian style sash windows with further secondary glazing and fitted blind to the rear of the property.



BATHROOM: Vinyl flooring, opaque Georgian style sash window to the rear, low level wc, textured ceiling, extractor fan, part tiled walls, electric shaver point, pedestal wash hand basin with further fitted mirror, panelled bath with mixer tap over and further single head shower attachment and fitted shower screen, an area of fitted cupboards and plumbing for a washing machine.

LIVING/DINING/KITCHEN AREA: High level textured ceiling, exposed pine floorboards.

The kitchen area has space for a free standing fridge freezer, a range of contemporary high gloss white units with a complimentary wood block surface, one and a half bowl ceramic sink with feature mixer tap over, space for a slim line dishwasher, integrated Bosch electric oven and further four ring hob inset to work surface with splash back and extractor hood over, metro tiled splash back.

Living/Dining area has good space for table and chairs and equally good space for large sofa, wall mounted electric storage heater, opaque Georgian style sash windows to the front with further fitted roller blind and exposed brick chimney breast with good storage space in the original fire recess.

OUTSIDE: The block has a low maintenance brick courtyard to the front with views towards Tunbridge Wells Common.

TENURE: Leasehold.

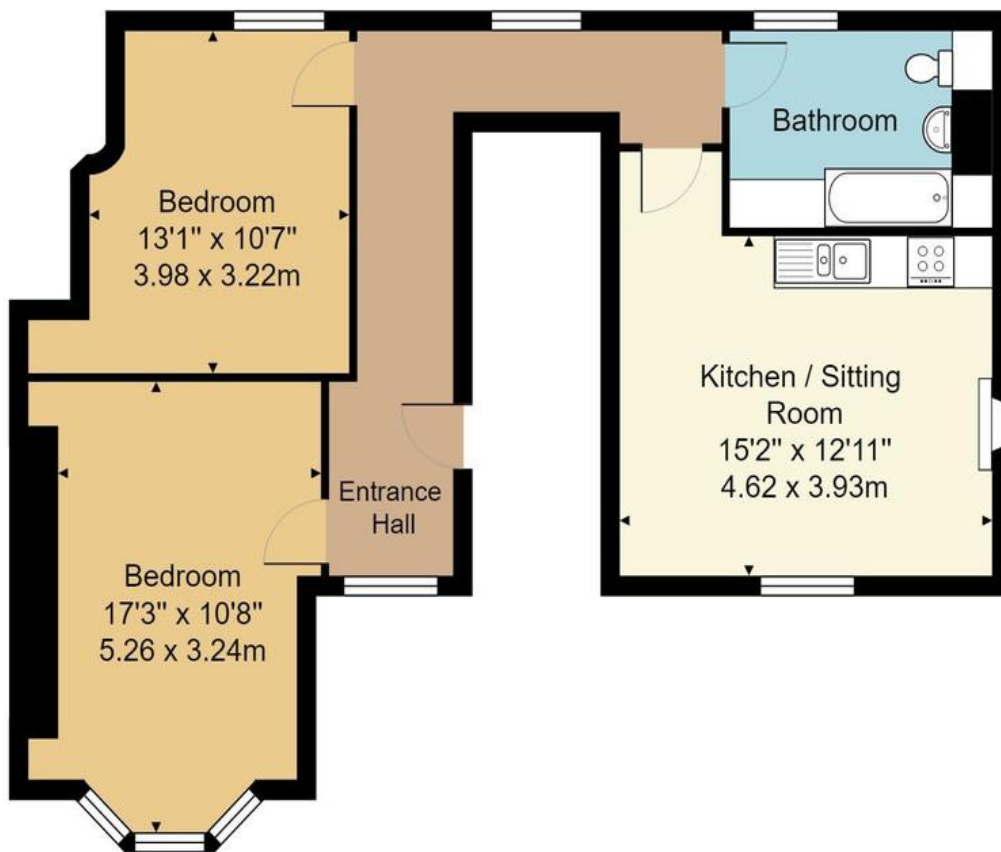
VIEWING: By telephone appointment to Wood & Pilcher on 01892 511211.

Important Notice

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



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	20
Not energy efficient - higher running costs		

Approx. Internal Floor Area 743 sq. ft / 69.0 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.

Heathfield
Tonbridge
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Letting & Management
Associate London Office

01435 862211
01732 351135
01892 665666
01892 511311
01892 511211
01892 528888
02070 791568

