



WOOD & PILCHER



- Two Bedroom Apartment
- En Suite to Master Bedroom
- Popular Culverden Park
- Allocated Parking Space
- No Onward Chain
- Energy Efficiency Rating: B

Culverden Park, Tunbridge Wells

£325,000

woodandpilcher.co.uk

Flat 12, 1 Culverden Park, Tunbridge Wells, TN4 9QZ

DESCRIPTION:

A well-presented two bedroom apartment in a private location in this popular area. The accommodation consists of generous hallway, sitting/dining room, separate kitchen, master bedroom with shower en-suite, further double bedroom and bathroom. There is double glazing throughout, gas central heating and an allocated parking space in the secure car park.

SITUATION:

The location of this particular development means that the advantages of Royal Tunbridge Wells lifestyle are practically on your doorstep, with many of the towns shops, restaurants and other diverse attractions being able to be reached within 15 minutes or less on foot. If you need to go further, rail services from Tunbridge Wells station link with central London or Ashford International for main land Europe. Shopping facilities include the Royal Victoria Place Shopping Mall with leading retailers including such department stores as Fenwicks and Marks & Spencers, alongside numerous cafes. In the southern part of the town you will find the old High Street with its mixture of boutiques, vintage fashion, jewellery and art. (Royal Tunbridge Wells is an ideal location to raise a family and the town is well served by a range of good schools for children of all ages. The Wells free school will soon move into brand new premises at Royal Wells Park. Resident's children aged 4 to 11 have priority for a place). Recreational facilities include a wide range of venues in which to dine from chic hotels, trend setting gastro pubs or stylish bars. The town also has a wealth of open green space encompassing natural woodland and maintained grounds and parks and if you prefer something more energetic, the town is well supplied with gyms, a large well equipped sports centre, several golf courses and a number of sports pitches and play grounds and to satisfy the appetite for culture, there are two theatres, art galleries and local and live festivals held on the Pantiles every August.

ENTRANCE:

Via secure entry system to communal rear entrance. Stairs or lift to first floor where the private entrance door to Number 12 can be found.



HALLWAY:

Generous hallway with carpet and radiator. Built in airing cupboard housing hot water tank and shelving. Entry phone, further store cupboard with consumer unit.

SITTING/DINING ROOM:

A bright room with living and dining space, double glazed doors to front with Juliet balcony, carpet, radiators.

KITCHEN:

A range of wall and base units with complimentary worktop, double oven, inset gas hob with extractor hood over, built in dishwasher, washing machine and fridge/freezer, double glazed window to rear, down lights, vinyl flooring, radiator.

BEDROOM:

An L-shaped double bedroom with double glazed window to front, built in wardrobe, radiators, carpet.

EN SUITE:

Double shower cubicle, pedestal wash hand basin, low level WC, full tiling to walls, downlights, heated towel rail, carpet.

BEDROOM:

A further double bedroom with, two double glazed windows to rear, carpet, radiator.

BATHROOM:

Panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, full tiling to walls, heated towel rail, tiled floor.

PARKING:

There is an allocated parking space in the secure gated car park.

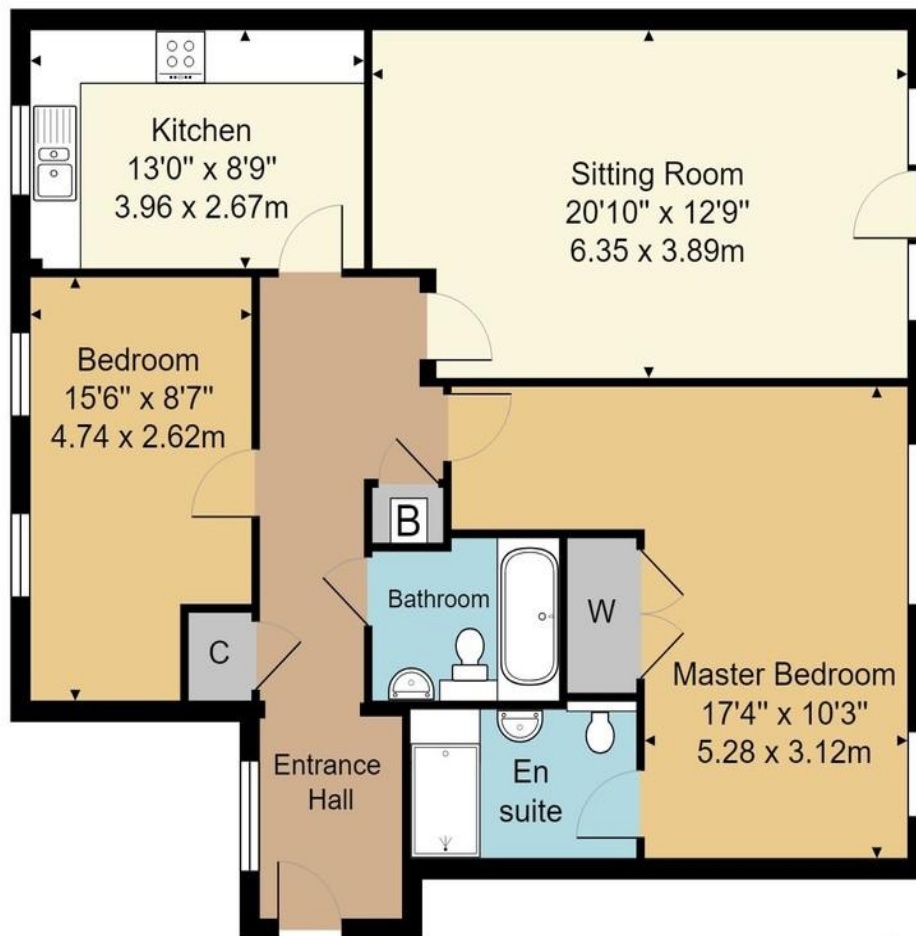
TENURE:

Leasehold

VIEWING:

By telephone appointment to Wood & Pilcher on 01892 511211.





Approx. Gross Internal Area 998 ft² ... 92.7 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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