



WOOD & PILCHER



- 2 Bed F/Floor Apartment
- Prestigious TW Location
- Good Access to BR & Pantiles
- Communal Landscaped Gardens
- On Street Parking
- Energy Efficiency Rating: C

London Road, Tunbridge Wells

£365,000

woodandpilcher.co.uk

Flat 32, Post Office Square, London Road, Tunbridge Wells, TN1 1BQ

DESCRIPTION:

A wonderful opportunity to acquire an impressive two bedroom apartment in this prestigious and well maintained Tunbridge Wells development. Post Office Square was completed by Honeygrove Properties Plc in 2001 and is particularly centrally located in Tunbridge Wells, immediately adjacent to both the Common and main line railway station. Located on the first floor with both lift and stair access, the property offers a gated main entrance, on site office and concierge, a members health club facility and central, communal landscaped gardens. Properties at this price point in this development are rarely available and are likely to appeal to a wide number of potential buyers. We do expect interest and would encourage any interested party to make an immediate appointment to view to avoid disappointment.

SITUATION:

The property enjoys a most central and convenient location off of London Road, Tunbridge Wells. It is close to both the old High Street and the Pantiles area but equally near to the main town centre and the various parks and the Common that make Tunbridge Wells the town it is. The town centre offers a comprehensive range of shopping facilities at the Royal Victoria Place shopping mall and Calverley Road precinct. It has two main line railway stations offering fast and frequent services to both London termini and the south coast and the property is within a very short walk of the main Tunbridge Wells railway station. The area is well served with schools at independent, primary, secondary and grammar levels.

Access is via a solid door to:

ENTRANCE LOBBY:

Carpeted. Wall mounted cupboard housing electrical consumer units, recess storage area, inset spotlight to the ceiling. Door to:

INNER HALLWAY:

Carpeted. Radiator, high level ceiling with inset spotlights and high level storage area. Good space for study etc. Wall mounted video entry phone, doors leading to:

BEDROOM:

Carpeted. Double glazed sash windows to the front with fitted blinds. High level ceiling with inset spotlights. A bank of fitted wardrobes, single radiator. Door to:



EN-SUITE BATHROOM:

Fitted with a pedestal wash hand basin, low level wc, panelled bath with mixer tap over and single head shower, fitted shower rail. Feature tiled floor, tiled walls, wall mounted electric light and shaver point, extractor fan. Wall mounted electric towel radiator. Opaque double glazed sash windows to the front with fitted blinds.

Georgian style French doors into:

LOUNGE:

Carpeted. Four double glazed windows to the front with fitted blinds, radiator, various media points. High level ceiling with inset spotlights. Good space for furniture, entertaining and storage. Decorative arch through to:

DINING AREA:

Carpeted. Two windows to the front with fitted blinds and further double glazed sash window to the side affording views of the Common in the direction of the Pantiles with fitted blinds, radiator. Good space for table and chairs and high level ceiling with inset spotlights. Decorative arch through to:

KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Space for freestanding fridge/freezer, space for washing machine and space for slimline dishwasher. Integrated electric oven and inset four ring 'Neff' gas hob with feature 'Neff' extractor hood over. Inset single bowl stainless steel sink with mixer tap over. Part tiled walls. Wood effect laminate flooring. Inset spotlights to the ceiling.

SHOWER ROOM:

Fitted with a walk in shower cubicle with sliding glass screens and single head shower, pedestal wash hand basin, low level wc. Feature tiled floor, tiled walls, wall mounted electric light and shaver point, extractor fan.

BEDROOM:

Carpeted. Double glazed sash window with views of the Common and fitted blinds. High level ceiling with inset spotlights. Good space for wardrobe etc, radiator.

EXTERNALLY:

The property is accessed via gates on the London Road side of Post Office Square. The property has use of communal gardens which are located on the first floor of Post Office Square.

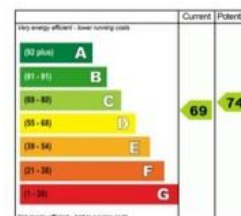
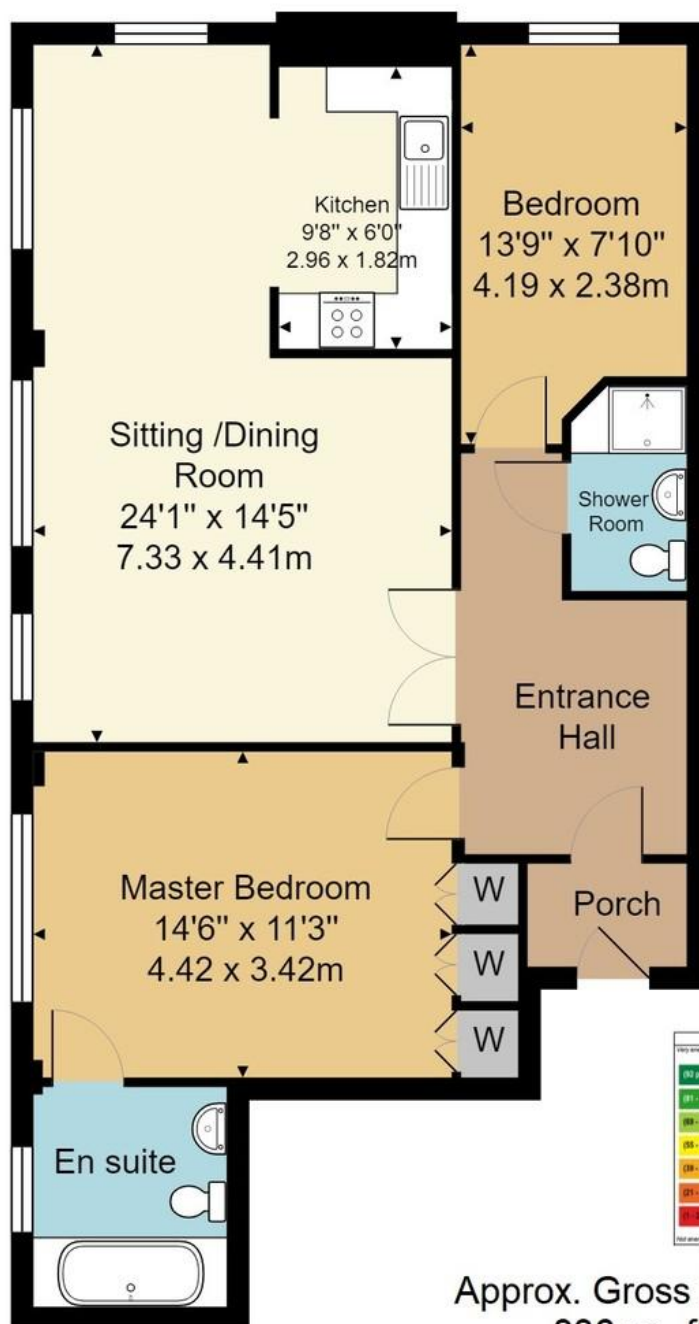
PARKING:

On street permit parking.

TENURE: Share of Freehold

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





Approx. Gross Internal Area
836 sq. ft / 77.7 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.

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