



WOOD & PILCHER



- 2 Bed G/Floor Apartment
- Popular St. John's Location
- En Suite To Master Bedroom
- Attractive Communal Gardens
- Allocated Parking Space
- Energy Efficiency Rating: C

St. Johns Road, Tunbridge Wells

£265,000

woodandpilcher.co.uk

5 Winston Court, 161 St. Johns Road, Tunbridge Wells, TN4 9UP

A spacious, recently redecorated, two bedroom ground floor apartment in this attractive block in the popular St. John's quarter of Tunbridge Wells. Of a different design to many of the other apartments in the block, the property enjoys a particularly spacious lounge/dining area open - via a decorative arch - to a contemporary fitted kitchen. It also has two good sized bedrooms each with fitted wardrobes and one of which enjoys an en suite shower room. Alongside this, the property has a further family bathroom and - externally - an allocated parking space to the front and use of most attractive communal gardens to the rear.

Access is via a solid door to:

ENTRANCE HALLWAY:

Fitted entry matting, wall mounted alarm control, wall mounted electrical consumer unit, wall mounted thermostatic control, telephone point, wall mounted entry phone, cornicing, radiator, fitted carpets. Cupboard housing hot water cylinder and further storage areas and shelving. Further cupboard housing wall mounted 'Glow worm' boiler with good additional storage space. Doors leading to:

LOUNGE/DINING ROOM:

A good space for table, chairs and entertaining with fitted carpet, various media points, two radiators, cornicing, feature bay window comprised of a number of double glazed panels with fitted blinds. Open via a decorative arch to:

KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Inset one and a half bowl stainless steel sink, tiled splashback, integrated electric oven and inset four ring gas hob with feature stainless steel extractor hood over. Integrated washing machine, fridge and freezer, vinyl floor.

BEDROOM:

(Currently used as large office). Carpeted, radiator, double glazed windows to the front with fitted roller blind, cornicing. Fitted double wardrobe with good storage space, fitted coat rail and shelving above.



MASTER BEDROOM:

Feature boxed bay window with fitted blinds. Fitted double wardrobe with coat rail, areas of fitted shelving and generous storage, two radiators, cornicing, various media points. Good space for bed and bedroom furniture. Door leading to:

EN SUITE SHOWER ROOM:

Recently refitted and comprising of a pedestal wash hand basin with mixer tap over, low level wc, fitted corner shower cubicle with sliding glass doors and two shower heads. Contemporary tiled floors and part tiled walls, towel radiator.

FAMILY BATHROOM:

A good sized room fitted with a white suite comprising of large panelled bath with mixer taps and shower attachment, pedestal wash hand basin with mixer taps, low level wc. Half height tiling to walls, vinyl flooring, heated towel rail.

COMMUNAL GARDENS:

There are very pleasant communal gardens to the rear being mostly set to lawn with well stocked beds and borders and a further shared residents shed for storage.

SITUATION:

The property is located on St. Johns Road a little north of Tunbridge Wells town centre. St. Johns itself has become a busy local centre with a good selection of cafes, restaurants and bars together with both Tesco and Sainsburys metro supermarkets. Tunbridge Wells town centre itself is a little over a mile distant with its excellent mix of social, retail and educational facilities and the town also enjoys two main line railway stations at both High Brooms and the town centre itself, offering fast and frequent services to London termini and the South Coast.

TENURE:

Leasehold

VIEWING:

By telephone appointment to Wood & Pilcher on 01892 511211.





Approx. Gross Internal Area 756 ft² ... 70.2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item 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 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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