SANDSTONE QUARRY, CARLTON ROAD
TUNBRIDGE WELLS - £460,000
Apartment 9 Sandstone Quarry
3 Carlton Road,
Tunbridge Wells, TN1 2JS

A stylish development of two bedroom luxury apartments within a prime town centre location.

Communal Entrance Hall With Video Entry - Choice Of Stairs Or Lift To First Floor - Entrance Hall - Open Plan Living Room/Kitchen With Comprehensive Range Of Fitted Appliances - Master Bedroom With En Suite Shower Room - Further Double Bedroom - Bathroom With White Suite & Attractive Wall Tiling - Sash Style Double Glazed Windows - Gas Central Heating - Combination Of Engineered Oak Flooring & Fitted Carpets - Allocated Parking Space - Share Of Freehold - Available For Immediate Occupation

Sandstone Quarry is a wonderfully refurbished Victorian building with later purpose built addition providing a collection of 10, 2 and 3 bedroom apartments set back from the road. Some of the apartments benefit from private outside space and all are available with 1 allocated off road parking space. This particular apartment is set on the first floor with accommodation being well planned to provide a spacious open plan living room/kitchen complete with a range of appliances. There are two double bedrooms, with the master bedroom having an en suite shower room and the second bathroom is fitted with a white suite with complementary tiling. Heating is via a gas fired combination boiler with radiators and sash style double glazed windows help to keep fuel bills to a minimum. The development itself is set within a very desirable central location within Tunbridge Wells, with this particular building being awarded the ‘Royal Tunbridge Wells Civic Society Winner’ for 2019 for sympathetic refurbishment and extension of a Victorian villa. This really is a very special collection of apartments and are available for immediate viewing and occupation.

The accommodation comprises. Video entry controlled main entrance to communal hall with tiled entrance and carpeted stairs of lift to:
FIRST FLOOR LANDING:
Private panelled entrance door to:

ENTRANCE HALL:
Engineered oak flooring, video entry phone, ceiling downlights, radiator, power points, built in double cupboard with sliding doors.

OPEN PLAN LIVING ROOM/KITCHEN:
Engineered oak flooring, ceiling downlights, radiator, power points, media points. Double glazed windows to rear and side. The kitchen has been fitted with a comprehensive range of panelled wall and base units with stone work surfaces, under worktop stainless steel one and a half bowl sink unit with mixer taps. Fitted electric 'Neff' hob, electric oven and combination microwave. Integrated fridge/freezer and dishwasher. Under cupboard lighting, wall cupboard housing the 'Vaillant' gas fired combination boiler. 'Neff' filter hood above hob, Xpelair fan.

MASTER BEDROOM:
Double glazed window to rear, single radiator, power points, fitted carpet, ceiling downlights.

EN SUITE SHOWER ROOM:
White suite comprising of a low level wc, floating wall mounted wash hand basin with monobloc tap, cupboard storage beneath, shower cubicle with plumbed in shower with both spray and rainfall heads. Mirrored wall cabinet with light, extractor fan, ceiling downlights. Tiled surrounds and floor, shavers point.

BEDROOM 2:
Double glazed rear window, single radiator, power points, built in double wardrobe, fitted carpet.

BATHROOM:
White suite comprising of a panelled bath with mixer taps and fitted wall shower spray, low level wc, floating wall mounted wash hand basin with monobloc tap and drawer storage beneath. Attractive tiled surrounds and tiled floor. Chrome towel rail/radiator, double glazed window, ceiling downlights, extractor fan.

OUTSIDE:
One allocated parking space.
SITUATION:
Carlton Road is a very desirable location within the heart of Royal Tunbridge Wells with the ability to be within a few minutes walk of the Royal Victoria Shopping Centre home to many of the well known High Street stores together with a variety of cafes, restaurants and bars. There are two theatres and an abundance of local parks including Dunorlan with its boating lake, water fountain and café. In the southern part of the town you will find the Old High Street home to many independent retailers and a little further on the historic Pantiles with its colonnaded walkways and host to many events throughout the year including, Jazz on the Pantiles and Farmers Market. Also within the southern part of the town is where you will find the main line station with services to London and the Kent Coast, with London Bridge, Charing Cross travel time in just under the hour. Sandstone Quarry is also convenient for access to both the A26 and A21 linking with the M25 and M23. The area is also well placed for a variety of educational facilities with many top performing schools including St. James’ primary school along with a selection of grammar and independents.

TENURE:
Share of Freehold - 999 Year Lease

VIEWING:
By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:
Reservation Terms - The reservation fee is £2,000 payable to Rye Hill Park Developments Ltd. The reservation fee is part refundable in line with the consumer code. Exchange of contracts is within 28 days of your solicitor receiving draft contracts and a 10% deposit is required on exchange.
Guarantees - The properties come with a 10 year CRL warranty.
Management Charges - Estimated service charges from £1.55 - £1.60 per sqft.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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Approx. Gross Internal Area 816 ft² ... 75.8 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.