



Flat 2, 103 Mount Pleasant Road,
Tunbridge Wells, TN1 1QG

SUMNER PRIDHAM

A beautifully presented loft style two bedroom property in an excellent central location, convenient to the town and central station.

Communal Hall, Stairs and Lift to First Floor, Hall, Kitchen/Reception Room, 2 Bedrooms, Bathroom, Double Glazed Windows, Gas Fired Central heating, Permit Parking Available.

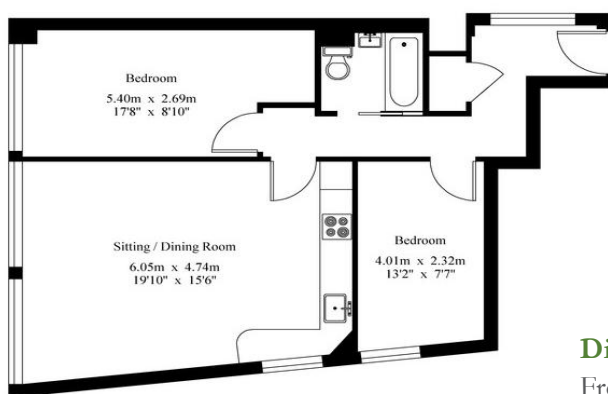
Guide price £250,000 Leasehold *No Forward Chain*



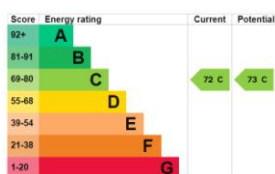


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Gross Internal Area : 63.1 sq.m (679 sq.ft.)



First Floor



The Property

- ◆ A refurbished and beautifully presented property, with white stained brushed oak flooring, white panelled doors with brushed steel handles and LED ceiling lights throughout.
- ◆ Integrated kitchen includes electric hob and oven with stainless steel extractor, dishwasher, tall fridge/freezer, bleached solid wooden work surfaces with ceramic sink plus a good range of cupboards and drawers.
- ◆ Double aspect kitchen/reception room with wide windows to front with hidden blinds, fitted mirror.
- ◆ Master bedroom with wide double glazed window with hidden blind, recess for wardrobes
Bedroom 2 with double glazed window and hidden blind.
- ◆ Bathroom with marble effect oversized porcelain floor and wall tiles, white suite of panelled bath, low-level WC, wall hung basin with vanity cupboard beneath and mirrored cupboard above.

Practicalities

- ◆ Tunbridge Wells Borough Council Tax Band D.
- ◆ 125 year lease, with 107 years remaining.
- ◆ Annual service charges approx. £3,000, which includes maintenance of the lift.
- ◆ Ground Rent £75
- ◆ Permit parking available.
- ◆ Gas fired central heating to new radiators throughout.
- ◆ Brushed aluminium plug and light switches

Situation

- ◆ One of the features of this property is the excellent central location, within walking distance to the Royal Victoria shopping precinct and 0.3 miles to the central station.

Directions

From our offices, proceed by foot up Mount Pleasant Road to the traffic lights, cross over Church Road and take the second left into Dudley Road, where the entrance to the property will be found. Although the entrance to the property is in Dudley Road the apartment fronts onto Mount Pleasant Road.

Viewing

Strictly by appointment through sole agents Sumner Pridham
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