



SANDSTONE QUARRY, CARLTON ROAD
TUNBRIDGE WELLS - £450,000



Apartment 7 Sandstone Quarry

3 Carlton Road, Tunbridge Wells, TN1 2JS

Communal Entrance Hall With Video Entry - Entrance Hall - Open Plan Living Room/Kitchen With Appliances - Master Bedroom With En Suite Shower Room - Second Double Bedroom - Bathroom - Part Double Glazed Sash Style 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. The accommodation itself has been well planned to provide a spacious living room, well appointed 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 hallways and a choice of stairs or lift to first floor.

FIRST FLOOR:

A panelled entrance door gives access to:

ENTRANCE HALL:

A generous 'L' shaped hallway, engineered oak flooring, video entry phone, ceiling downlights, single radiator, power points. Built in coats cupboard with sliding doors.



OPEN PLAN LIVING ROOM/KITCHEN:

Engineered oak flooring, ceiling downlights, single radiator, power points, media points. Double glazed bay window to front, further window to side. Kitchen Area: Fitted with a comprehensive range of panelled wall and base units with stone work surfaces above comprising of a stainless steel one and a half bowl under worktop sink unit with mixer taps. Integrated dishwasher, washer/dryer, fridge freezer. Electric hob with filter hood above, eye level electric oven and combination microwave, under cupboard lighting, cupboard housing the gas fired combination boiler, power points, extractor fan, ceiling downlights, room thermostat.

BEDROOM 1:

Sash windows to front, single radiator, power points, ceiling downlights. Range of built-in wardrobes with sliding doors, recessed dressing area with interior light. Sliding door to:

EN SUITE SHOWER ROOM:

White suite comprising of a low level wc, floating wall mounted wash hand basin with monobloc tap, storage cupboard beneath, walk-in shower with glazed screen, plumbed in shower with rainfall head and hand spray. Shavers point, wall mounted mirrored cabinet with light. Chrome towel rail/radiator, extractor fan, ceiling downlights. Tiled shower area and surrounds, tiled floor

BEDROOM 2:

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

BATHROOM:

White suite comprising of a panelled bath with mixer taps and plumbed in shower, low level wc, floating wall mounted wash hand basin with monobloc tap and cupboard beneath. Mirrored vanity cabinet with lighting above, chrome towel rail/radiator. Large shower cubicle with glazed door, plumbed in shower with rainfall head and hand spray. Tiled shower areas, tiled floor, extractor fan, ceiling downlights.

PARKING:

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: Leasehold with a share of the Freehold

Lease - 999 year lease

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND: TBC

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 New Home Warranty from Ark Insurance.

Management Charges - Estimated service charges from £1.55 - £1.60 persqft.

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

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. Floorplan. 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



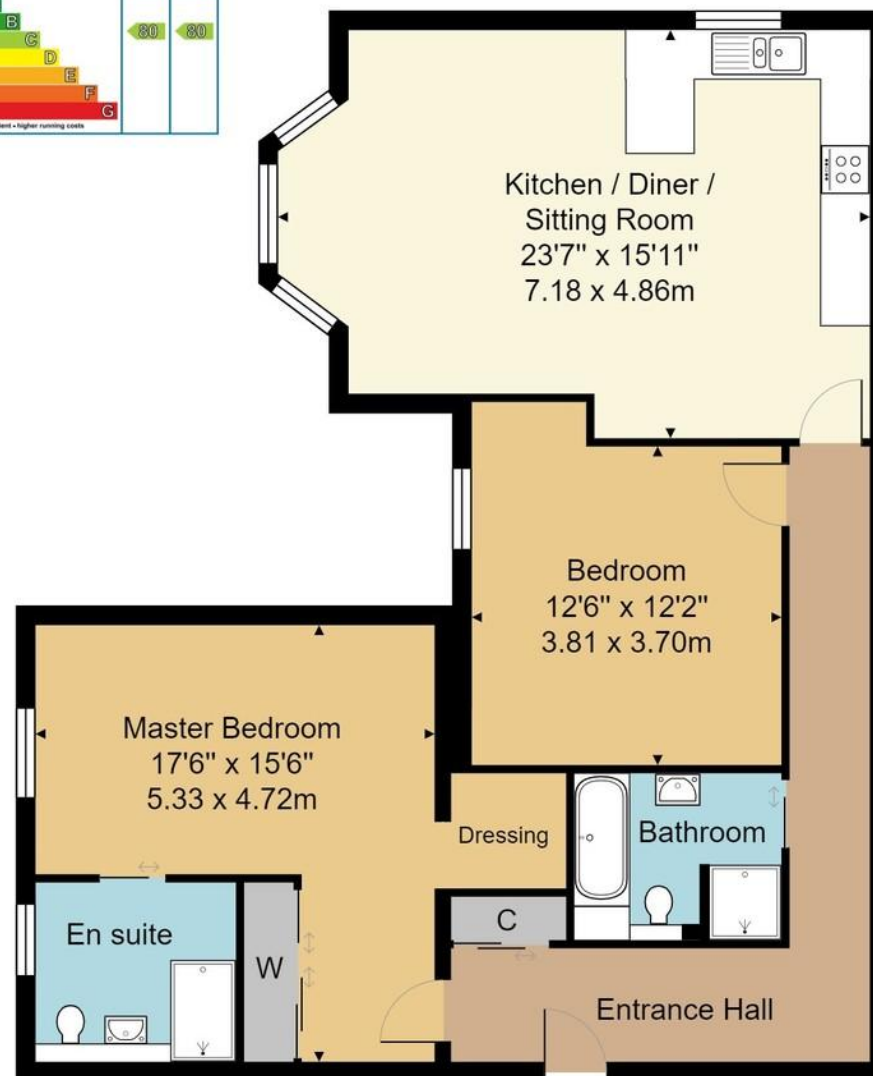
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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www.woodandpilcher.co.uk



Approx. Gross Internal Area 1035 ft² ... 96.2 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.