



WOOD & PILCHER



- 2nd Floor 3 Bedroom Duplex
- Exceptional Level of Refurbishment
- Brand New Kitchen & Bathrooms
- Secluded Communal Gardens
- Private Garage & Residents Parking
- Energy Efficiency Rating: C

Rosehill Walk, Tunbridge Wells

£415,000

woodandpilcher.co.uk

16 Rosehill Walk, Tunbridge Wells, TN1 1HL

Rosehill Walk is a small private cul-de-sac set within the heart of Royal Tunbridge Wells being particularly convenient for being within walking distance of the shops and main line station as well the apartment having communal gardens providing valuable outside space with private gate giving access to on street parking areas and the Common. This town centre, second floor, three bedroom duplex has undergone an impressive refurbishment to include the property being re-plastered, re-plumbed and re-wired. There is a stylish kitchen/breakfast complete with a range of appliances. The generous open plan living space has access to an enclosed balcony. The downstairs cloakroom and main bathroom have new white suites and complementary tiling and the three well proportioned bedrooms at first floor include a master with brand new en-suite shower room. Other features include double glazed windows and a private garage as well as residents parking situated at the front. This truly is a property ready for immediate occupation and with a long lease and share of freehold this is an opportunity you should take full advantage of and view without delay.

The accommodation comprises. Double glazed entrance door to:

ENTRANCE HALL:

Oak effect flooring, radiator, ceiling downlights, entrance matting, understairs storage cupboard.

DOWNSTAIRS CLOAKROOM:

White suite comprising of a wash hand basin with monobloc tap, low level wc, tiled splashback, chrome towel rail/radiator. Window to front, extractor fan, oak effect flooring.

KITCHEN/BREAKFAST ROOM:

Fitted with a comprehensive range of attractive Shaker style units in dove grey finish with contrasting worktops. Stainless steel one and a half bowl single drainer sink unit with mixer taps. Fitted 'Bosch' washing machine, dishwasher, combination microwave, fan oven with warming drawer and electric hob with glass splashback and filter hood above. There is a pull out pantry. Integrated dishwasher, built in wine rack, pan drawers and breakfast bar with stools. 'Worcester Bosch' wall mounted combination gas fired boiler, oak effect flooring, ceiling downlights, radiator, window to front with fitted blind. Open service aperture and multi paned door to entrance hall.

LIVING SPACE:

Oak effect flooring, ceiling downlights, two radiators, power points, TV point, room thermostat. Full height window to rear and double glazed door and full height window to:

INTERNAL BALCONY:

Oak effect flooring, sliding double glazed patio doors and Juliet balcony with views over the communal gardens towards the Common.

Stairs from entrance hall to half landing, stairs to:



MAIN LANDING:

Access to loft.

MASTER BEDROOM:

Full height window to rear with views of the Common, single radiator, power points.

EN-SUITE SHOWER ROOM:

Large shower cubicle with plumbed in shower, rainfall head and hand spray, vanity wash hand basin with cupboards and drawers beneath, low level wc. Co-ordinating wall tiling and tiled floor, chrome towel rail/radiator, back lit vanity wall mirror, extractor fan.

BEDROOM 2:

Power points, single radiator, sliding double glazed doors reveal a Juliet balcony with views towards the Common.

BEDROOM 3:

Window to front, radiator, power points.

BATHROOM:

White suite comprising of a panelled bath with mixer taps, low level wc, wash hand basin with monobloc tap, large corner shower cubicle with plumbed in hand spray and rainfall head. Co-ordinating wall tiling and tiled floor. Window to front, extractor fan, shaver point, chrome towel rail/radiator, back lit vanity wall mirror.

OUTSIDE:

To the rear are well stocked communal gardens enclosed for privacy and having a private rear gate giving access to nearby roads with permit parking and Tunbridge Wells Common.

GARAGE:

A single en bloc garage is located to the front as well as a parking area for use by the residents.

SITUATION:

The property is set within a very desirable part of Royal Tunbridge Wells being particularly convenient for the towns' principal amenities and from its rear elevation it affords glimpses of Tunbridge Wells Common - a recreational facility of 256 acres. Within 0.33 of a mile is the main railway station which provides commuter services to London Charing Cross and London Bridge in approximately 50 minutes travel time. The town centre is host to many cafes and independent retailers found at the Royal Victoria Place shopping mall, the Old High Street and historic Pantiles famous for its pavement cafes. Recreational facilities include a mix of sport and leisure including two theatres. There is a wide range of educational facilities with many well regarded state and independent schools for a range of age groups close by.

TENURE:

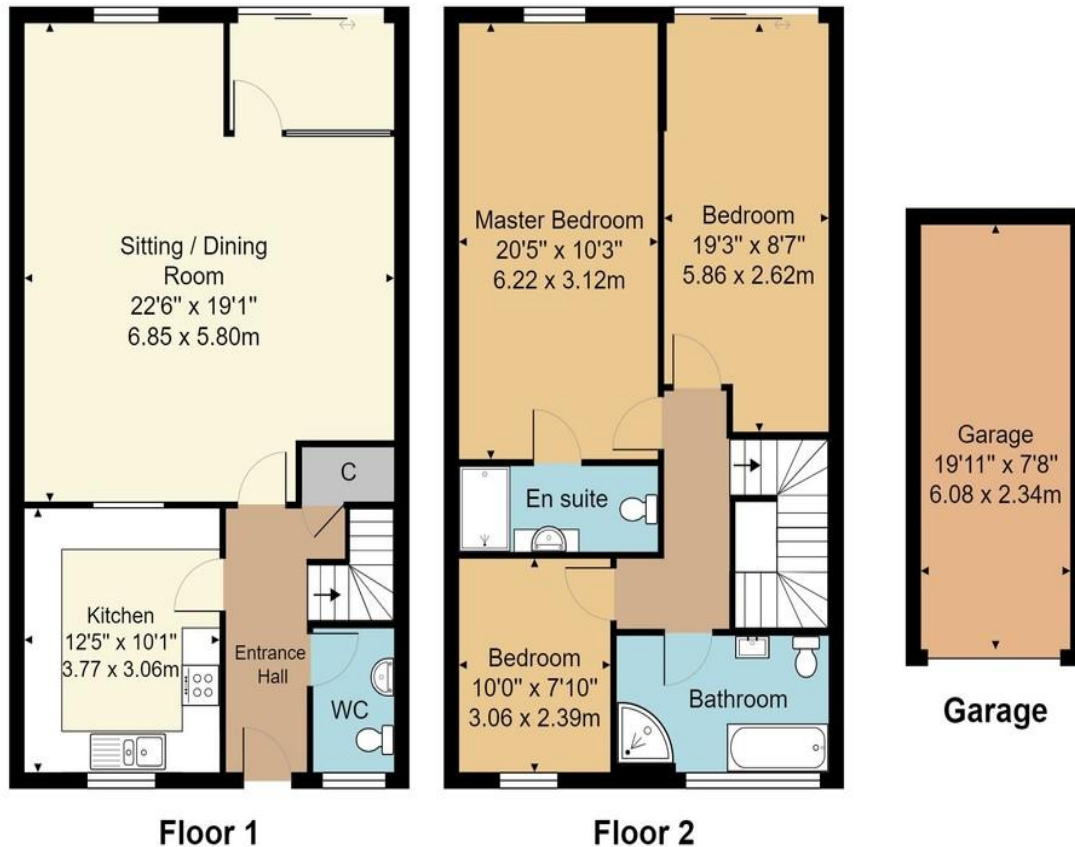
Leasehold - 1/8 Share of Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area 1340 sq. ft / 124.5 sq. m
Garage Approx. Internal Area 153 sq. ft / 14.3 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 an 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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Tonbridge 01732 351135
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