



WOOD & PILCHER



- Impressive 3 Bed Apartment
- En Suite To Master Bedroom
- Open Plan Living Area
- Residents Lift
- Allocated Parking Space
- Energy Efficiency Rating: C

Broadwater Down, Tunbridge Wells

GUIDE £400,000 - £425,000

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Apartment 9 The Ridgeway, 32 Broadwater Down, Tunbridge Wells, TN2 5NX

An impressive three bedroom top floor apartment in this purpose built block on Broadwater Down, to the south of Tunbridge Wells' town centre. Offered to a high standard of presentation the property has an en suite facility to the principal bedroom, two further bedrooms and a family bathroom, an open plan lounge/dining/kitchen area, private parking, communal gardens and a secure gated entrance with a video phone entry.

Access is via a solid door to:

ENTRANCE HALLWAY:

Carpeted, inset spotlights to the ceiling, wall mounted video entry phone, radiator. Double doors to a large cupboard housing the hot water cylinder with good additional storage space and further areas of fitted shelves alongside electrical consumer unit. Door leading to:

BEDROOM:

Carpeted, double glazed windows to front and side each with fitted Roman blinds. Additional height ceiling with inset spotlights and areas of sloping ceiling. Radiator, large fitted double wardrobe. Door leading to:

EN SUITE SHOWER ROOM:

Fitted with a walk in shower cubicle with single head shower and fitted glass screen, two feature wash hand basins each with mixer taps over, low level wc. Tiled floor, part tiled walls, inset spotlights to the ceiling, electric shaver point, wall mounted radiator.

BEDROOM:

Carpeted, double glazed window to front with fitted Roman blind, areas of sloping ceiling. Inset spotlights to the ceiling, radiator.

BEDROOM:

Carpeted, double glazed window to the front with fitted Roman blind, additional height ceilings, inset spotlights to the ceiling, radiator. Good space for bed and bedroom furniture.

FAMILY BATHROOM:

A wash hand basin with mixer taps over, low level wc, panelled bath with fitted glass screen, mixer taps over and single head shower attachments. Tiled floor, part tiled walls, wall mounted radiator, LED spotlights to the ceiling, extractor fan.



OPEN PLAN LOUNGE/DINING/KITCHEN:

Lounge/Dining Area: Carpeted, double glazed window to the front with fitted Roman blind, two radiators, various media points, good space for sofa and entertaining, feature fireplace with 'Living Flame' gas fire (not tested) with stone surround and hearth, inset spotlights to the ceiling. Good space for table and chairs and entertaining. Door to shallow cupboard with good storage space as well as wall mounted electric cabling box.

Kitchen Area: Fitted with a range of contemporary cream high gloss wall and base units and a complementary polished granite work surface. Inset stainless steel single bowl sink with mixer tap over. Integrated washer/dryer, dishwasher, fridge and freezer. Inset 'AEG' electric oven with inset five ring 'AEG' hob over, stainless steel splashback with feature extractor hood and integrated 'AEG' microwave. Space for freestanding fridge, tiled floor, inset LED spotlights to the ceiling, areas of sloping ceiling. Good storage space and further breakfast bar area. Opaque double glazed window to the side.

OUTSIDE:

The development is approached via electronically operated gates opening to the residents parking area and enclosed communal front garden. The property enjoys a single allocated space.

SITUATION:

Broadwater Down is a road comprised of a good number of elegant period buildings and is located to the southerly side of the town centre. There is foot access to the more central 'south side' of town where one finds good areas of independent retailers, restaurants and bars between the Pantiles and the top of Mount Pleasant, as well as the main line railway station offering fast and frequent services to London termini and the south coast. Half a mile distant from the station is the Royal Victoria Place shopping mall with its multiple retail opportunities and the Calverley Road pedestrianized precinct. The town also has two theatres, a number of sports and social clubs and a good number of highly regarded schools at primary, secondary, grammar and independent levels.

TENURE:

Share of Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 937 ft² ... 87.0 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.

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