



# WOOD & PILCHER



- 2 Bedroom Duplex Maisonette
- Excellent Presentation
- Local Conservation Area
- Town Centre Location
- Residents Permit Parking
- Energy Efficiency Rating: D

**Garden Street, Tunbridge Wells**

**£290,000**

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## 10a Garden Street, Tunbridge Wells, TN1 2XB

Offered to an extremely high standard and with a good number of improvements by the current owner, a two bedroom, two storey duplex maisonette in a conservation area in the heart of central Tunbridge Wells. Over recent years the property has enjoyed a number of enhancements including upgraded wiring, a recently fitted kitchen and the addition of feature radiators and good areas of new carpeting. As currently arranged, the property has an entrance hallway with feature tiled floors, an attractive contemporary kitchen with woodblock surfaces, a large lounge with Georgian style feature sash windows, generous living and dining space, two good sized bedrooms and a recently installed bathroom to the first floor. The property also has the use of small courtyard area to the rear, adjacent to the private entrance. A glance at the attached photographs will give an indication as to the quality of the property available.

Access is via a solid door to:

### ENTRANCE LOBBY:

Feature tiling, Georgian style sash window to the rear, high level cupboard housing the electrical consumer unit. Further Georgian style partially glazed door leading to:

### INNER LOBBY:

Feature tiled floor, radiator, stairs to first floor. Doors leading to:

### KITCHEN:

Feature tiling, radiator, Georgian style sash window to the rear. Fitted with a range of high gloss white wall and base units with a complementary woodblock surface. Space for freestanding washing machine and dishwasher. Areas of feature metro style tiling. Inset single bowl sink with mixer tap over. Integrated electric oven, inset four ring 'Zanussi' induction hob with feature glass splashback and feature extractor hood over, integrated fridge. Wall mounted boiler inset to cupboard.

### LARGE OPEN PLAN LOUNGE/DINING AREA:

Of a good size and with considerable character and offering good space for entertaining, lounge and dining furniture. Areas of exposed wooden floorboards, cornicing. Two sets of Georgian style sash windows to the front each with fitted blinds and two feature radiators, various media points. Door to under stairs cupboard with generous storage space.

### FIRST FLOOR LANDING:

Carpeted, loft access hatch, door to cupboard providing generous storage space, door to further cupboard with additional storage space. Doors leading to:



**BATHROOM:**

Fitted with a pedestal wash hand basin with mixer tap over, low level wc, panelled bath with mixer tap over, single head shower attachment and fitted glass shower screen. Vinyl floor, tiled walls, feature wall mounted mirror, two feature wall mounted electric lights. Georgian style sash window to rear with fitted blind.

**BEDROOM:**

Carpeted, radiator, Georgian style sash window to rear. Good space for bed and bedroom furniture.

**MASTER BEDROOM:**

Carpeted, two radiators, two Georgian style sash windows to the front each with fitted blinds. Particularly good space for large bed and further bedroom furniture. Large recess suitable for use as a wardrobe (Subject to an agreeable price being achieved, the vendor is prepared to leave the mirror fronted wardrobes for the new owner).

**OUTSIDE:**

The property also has the use of small courtyard area to the rear adjacent to the private entrance.

**SITUATION:**

The property occupies the first and second floors of a 'Decimus Burton' period building situated in the very heart of Royal Tunbridge Wells and featuring a plaque on the wall to commemorate Douglas Walter Belcher VC. The property offers excellent access to a wide selection of high street retailers, cafes, restaurants and bars. The main line station is approximately 0.25 of a mile walking distance and offers fast and frequent services to both London termini and the South Coast. Tunbridge Wells is highly regarded for its educational facilities and an excellent number of primary, secondary, independent and grammar schools are readily accessible from the maisonette. Beyond this, the town has two theatres and a number of sports and social clubs.

Please note that whilst the property fronts onto Calverley Road in the town centre it is accessed by Garden Street at the rear. A stone archway leads to a medium sized car park. Proceed around the barrier and through the car park to a metal staircase that leads up to the property. It is marked 10A Garden Street.

**TENURE:**

Leasehold

**VIEWING:**

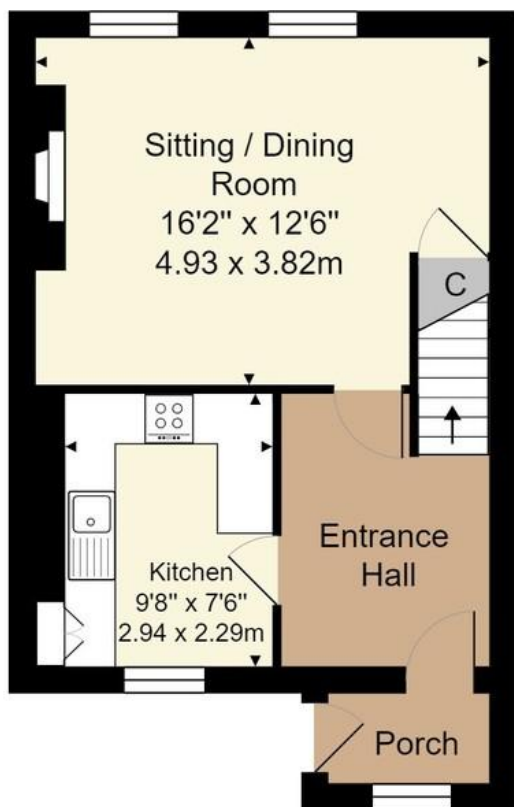
By appointment with Wood & Pilcher 01892 511211

**AGENTS NOTE:**

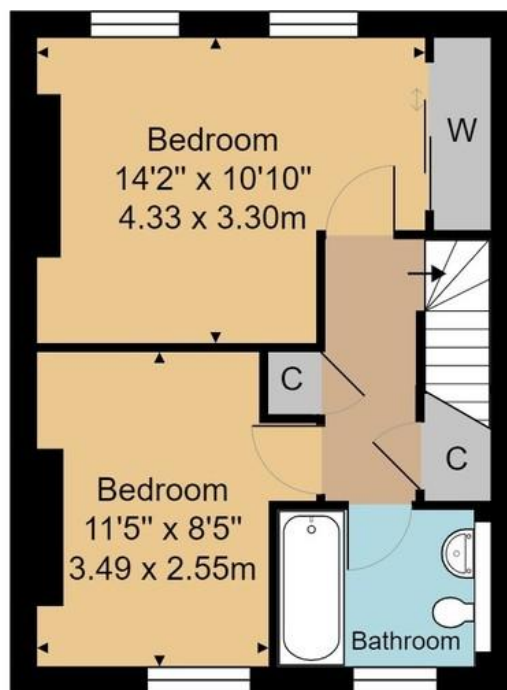
The property currently enjoys use of a local residents permit scheme and the current owner has an informal arrangement with a neighbour to use one of the parking spaces in the courtyard adjacent to the property. Whilst the continuity of this agreement can not be guaranteed Wood & Pilcher and the vendor are happy to make introductions as appropriate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



**First Floor**



**Second Floor**

**Approx. Gross Internal Area 771 ft<sup>2</sup> ... 71.7 m<sup>2</sup>**

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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