



WOOD & PILCHER



- Large 1 Bed Apartment
- High Ceilings
- 'Village' Location
- Host of Period Features
- 'First Come First Served' Parking
- Energy Efficiency Rating: D

Claremont Road, Tunbridge Wells

£237,500

woodandpilcher.co.uk



50b Claremont Road, Tunbridge Wells, TN1 1TF

A large and well presented ground floor, one bedroom apartment located within the Village area of Tunbridge Wells. The property forms part of a substantial converted Victorian property and benefits tremendously from residents 'first come first served' parking and further outside space adjacent to the bedroom. With high ceilings throughout, the property has a lounge/dining room with a large bay window to the front, a contemporary kitchen with a range of wall and base units and a bathroom with large bath and shower. The bedroom is again a good size, boasting french door leading to an external patio area.

Access is via a solid door to:

ENTRANCE HALL:

Laminate floor, radiator, high level ceilings with areas of feature cornicing, doors leading to:

KITCHEN:

Fitted with a range of high gloss white wall and base units and a complementary work surface. Inset single bowl stainless steel sink with mixer tap over. Space for freestanding washing machine, space for slimline dishwasher. Inset four ring gas hob with stainless steel splashback and extractor hood over, integrated 'Zanussi' electric oven and integrated fridge. Wood effect laminate flooring, wall mounted 'Worcester' boiler. Single glazed casement windows to front with fitted roller blind.



LOUNGE:

Of a particularly good size and with a number of period features, wood effect laminate flooring, two radiators, areas of period cornicing, high level skirting boards. Large and deep bay window comprised of three sets of high level sash windows with further areas of wooden moulding below, various media points. Good space for lounge furniture, dining table and chairs and entertaining.

INNER LOBBY:

Laminate flooring, areas of fitted shelving, door leading to:

BATHROOM:

Tiled floor, part tiled walls, towel radiator, low level wc, panelled bath with mixer tap over, single head shower attachment with fitted glass shower screen, pedestal wash hand basin and fitted shelf. Areas of period cornicing, textured ceiling, extractor fan.

BEDROOM:

Laminate flooring, radiator, textured ceiling with areas of period cornicing and high level skirting boards. Good space for bed and bedroom furniture and with partially glazed double doors (with inset cat flap) opening onto a small communal patio area.

OUTSIDE REAR:

The rear garden is set to residents parking. Allocation is on a first come, first served basis. There is also a small communal terrace to the rear of the property.

SITUATION

The property is set within the much sought after Village area of town. Ever popular, the village offers a diversity of property styles and the tremendous convenience of living adjacent to The Grove, the old High Street, The Pantiles and the main line railway station with its commuter services to both London and the south coast. The main retail centres of Tunbridge Wells (which include both the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianised precinct) are some half a mile away. The combination of all these areas contribute to a vibrant and popular modern centre with popular High Street names, beautiful architecture, independent retailers, restaurants and cafes, urban parks and Tunbridge Wells Common. The property lies within the catchment area of a good number of well regarded independent and selective secondary preparatory schools and nearby leisure facilities include golf, tennis, rugby and cricket clubs, together with both Tunbridge Wells Assembly Halls and Trinity Theatre.

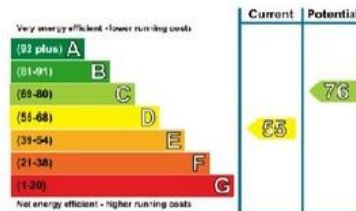
TENURE:

Leasehold - Share of Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 550 ft² ... 51.1 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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