



WOOD & PILCHER



- Grade II Listed Apartment
- First Floor
- 2 Double Bedrooms
- 5 Minute Walk from TW Station
- Permit Parking Available
- Energy Efficiency Rating: N/A

London Road, Tunbridge Wells

GUIDE £275,000 - £295,000

woodandpilcher.co.uk

Flat 3, Beaufort House, London Road, Tunbridge Wells, TN2 5BF

Set within the historic Pantiles area of Royal Tunbridge Wells is where you will find this two double bedroom first floor apartment occupying part of a Grade II listed building. The property itself has many features which include an open plan living room and kitchen with feature fireplace. The kitchen area has been fitted with cooker, hob, washing machine and dishwasher. There is an en suite cloakroom to one of the double bedrooms with the main bathroom having a white suite including a shower/bath. Heating is via radiators with electric boiler and secondary glazed windows help keep fuel bills to a minimum. In view of the property's requested central location we have no hesitation in recommending an early appointment to view.

The accommodation comprises. Security controlled main entrance door to communal hall. Carpeted communal hallway with stairs leading to first floor. Panelled entrance door to:

ENTRANCE HALL:

Wood flooring, entry phone.

BEDROOM 2:

Wood flooring, secondary glazed window to front and side. Cast iron focal point fireplace. Connecting double doors to living room. Double radiator, wall lighting.

EN SUITE CLOAKROOM:

White low level, wall mounted wash hand basin. Half height tiling to walls, wood flooring, extractor fan.

OPEN PLAN LIVING/KITCHEN/DINER:

Wood flooring, picture rail, double radiator, two secondary glazed window to front. Feature fireplace with stone surround. Kitchen Area: Fitted with a range of wall and base units with work surfaces over having attractive splashback tiling. Corner one and a half bowl single drainer sink unit with mixer taps. Electric oven and gas hob with filter hood above. Integrated washing machine and dishwasher. space for fridge/freezer, ample power points. Door to:



INNER HALLWAY:

Wood flooring, single radiator, two secondary glazed window to front.

BATHROOM:

White suite comprising of a shower bath with plumbed in shower over, pedestal wash hand basin, low level wc with tiled surrounds, towel rail/radiator, vinyl flooring, extractor fan. Built in cupboard housing the electric boiler for central heating and hot water cylinder with dual immersion heater for hot water.

BEDROOM 1:

Focal point fireplace, picture rail, two double radiators, power points. Two secondary glazed windows to front. Range of built in wardrobes and cupboards to one wall which also conceals an access to a small loft area.

OUTSIDE PARKING:

There is on-street parking available after 6pm and Sundays (no permit required) and there is a slip road opposite the property which is for permit parking. Visitors / members of public can park for 4 hours on this slip road.

SITUATION:

The property is located within the heart of the historic Pantiles offering some of the best drinking and dining destinations, as well as host to Jazz evenings in the summer and farmers markets. There is permit holder only parking available in several adjacent streets. Tunbridge Wells station is just a short 5 minute walk offering connections to London Bridge in just under 50 minutes. Tunbridge Wells also offers an extensive range of schooling for all age groups with shopping available in the Old High Street, Royal Victoria shopping centre and Calverley pedestrianised precinct. Leisure facilities include easy access to Tunbridge Wells Common, local parks as well as a wide range of sports clubs including golf, tennis, cricket and rugby.

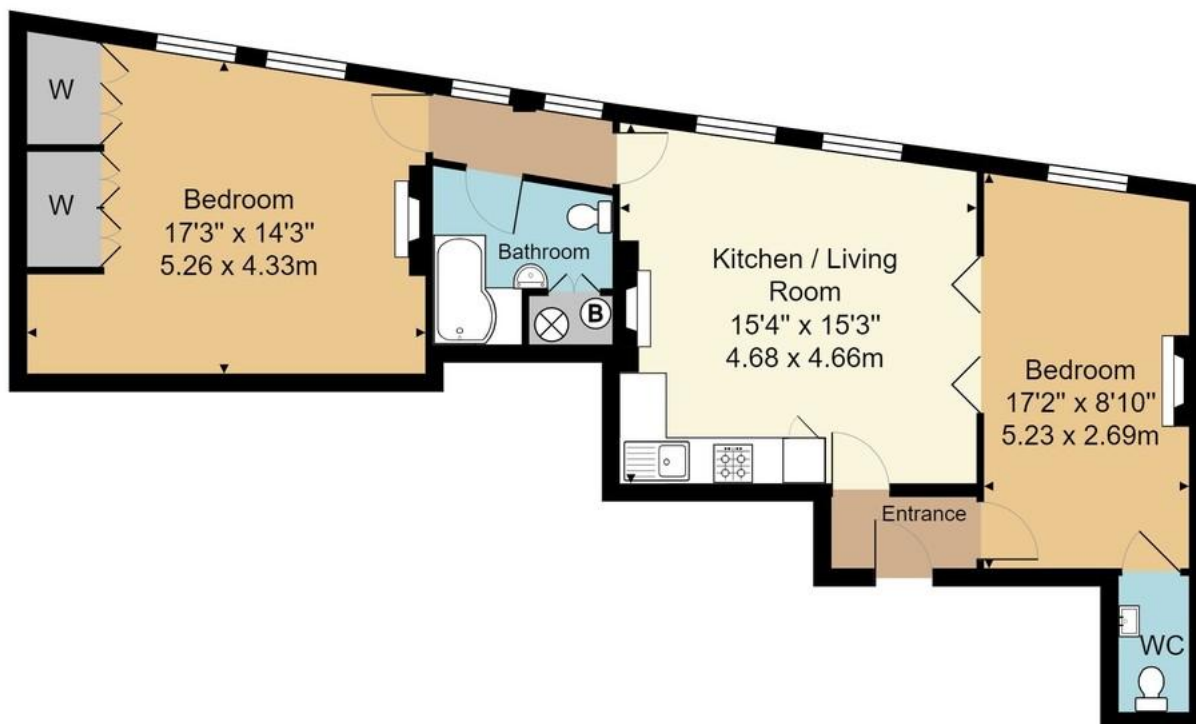
TENURE:

Leasehold – 107 Years remaining

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 764 sq. ft / 71.0 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 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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