



WOOD & PILCHER



- Executive G/Floor Apartment
- Large Sitting/Dining Room
- 2 Double Bedrooms
- En Suite to Master Bedroom
- Allocated Parking Space
- Energy Efficiency Rating: B

Roedean Road, Tunbridge Wells

£430,000

woodandpilcher.co.uk

6 Roedean Heights, Roedean Road, Tunbridge Wells, TN2 5JY

This beautifully presented executive apartment is situated within a purpose built gated development located in the sought after southern part of Tunbridge Wells off Roedean Road being a short walk to the Pantiles and main line station. Built with a high specification it has spacious accommodation including hallway, large sitting/dining room, separate kitchen with a range of appliances, shower room and two double bedrooms with the master having an en suite bathroom. It also has the benefit of well cared for communal gardens to the rear and the gated entrance allows access to the property's car park where there is an allocated parking space with additional visitor parking. The property is being offered chain free with vacant possession.

ENTRANCE HALL:

Built in store cupboard housing the hot water cylinder, video entry phone, carpet, radiator.

SITTING/DINING ROOM:

A well proportioned room with two sets of double glazed windows to side, two radiators, carpet.

KITCHEN:

Fitted with a good range of wall, base and drawer units with complementary granite worktop. Inset five ring gas hob with extractor hood over, built in oven and microwave oven. Built in fridge, freezer, dishwasher and washer/dryer. Inset one and a half bowl sink with mixer tap and waste disposal unit. Double glazed windows to side, part tiling to walls, tiled flooring, radiator, downlights and under counter lighting.

MASTER BEDROOM:

A large double bedroom with built in double wardrobes with sliding doors, two radiators, double glazed windows to side, carpet.

EN SUITE BATHROOM:

Fitted with a white suite comprising of a panelled bath with mixer tap, shower cubicle, wall mounted wash hand basin and concealed cistern wc. Part tiling to walls, tiled flooring, heated towel rail, downlights, extractor fan.



BEDROOM 2:

A further double bedroom having a built in double wardrobe with sliding doors, double glazed windows to the side, radiator, carpet.

SHOWER ROOM:

A white suite with shower cubicle, wall mounted wash hand basin, concealed cistern wc. Tiled floor, part tiling to walls, heated towel rail, downlights, extractor fan.

OUTSIDE:

To the rear of the property is a well cared for communal garden with a variety of mature trees and shrubs to borders and a seating area.

PARKING:

The property has gated access and there is 1 allocated parking space under cover close to the main entrance with further visitors parking available.

SITUATION:

The property is located on the south side of Tunbridge Wells town centre. To this end, it offers great access to the Pantiles, the Old High Street and the main line railway station. Tunbridge Wells has an excellent mix of social, retail and educational facilities including two theatres and a number of sports and social clubs. The property is well placed to access the majority of the towns independent retailers, restaurants and bars between the Pantiles and Mount Pleasant and still has good access to the areas of principally multiple retailers at the Royal Victoria Place and nearby Calverley Road. Tunbridge Wells railway station offers fast and frequent services to both London termini and the South Coast.

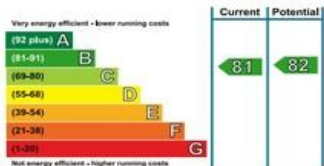
TENURE:

Leasehold - Share of Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 1042 ft² ... 96.8 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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