



WOOD & PILCHER



- Two Bedrooms
- Large Private Garden
- Spacious Ground Floor Apartment
- Private Entrance
- Modern Kitchen
- Energy Efficiency: D

Brook Road, Tunbridge Wells

£295,000

woodandpilcher.co.uk



2 Brookhurst, Brook Road, Tunbridge Wells, TN2 3AE

Light and airy two bedroom ground floor apartment with patio doors allowing direct access on a private garden, a private entrance and allocated parking space. Located in an attractive purpose built block conveniently located within walking distance of the Main Line train station.

A gate leads through pretty gardens to the private entrance of this spacious two bedroom apartment. Located on the ground floor of this attractive block, it has direct access onto the superb private garden, two good sized bedrooms, a modern bathroom and kitchen and an allocated parking space. We highly recommend an early viewing to fully appreciate this great apartment.

ENTRANCE HALL:

Double lock front door, storage heater, fully carpeted cupboard with water tank

LIVING ROOM:

Carpeted, double glazed glass doors leading to patio, storage heater



KITCHEN:

Wall and floor cupboards and drawers, integrated electric oven and 4 ringed hob with overhead extractor hood, space for a fridge freezer, space for a washing machine and tumble drier, sink and drainer with mixer tap, electric wall mounted heater, double glazed window to the front.

BEDROOM:

Double glazed windows to back and side, double built in cupboard, storage heater

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Double glazed window to front and side, double built in cupboard, storage heater

BATHROOM:

Frosted double glazed window to front, partly tiled walls, WC, wash basin, shower cubicle, tiled floor, wall mounted electric heater.

OUTSIDE:

Private garden mostly laid to lawn.

TENURE:

Share of Freehold

VIEWING:

By appointment Wood and Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 G
55-68	D	62 n	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 676 ft² ... 62.8 m²

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