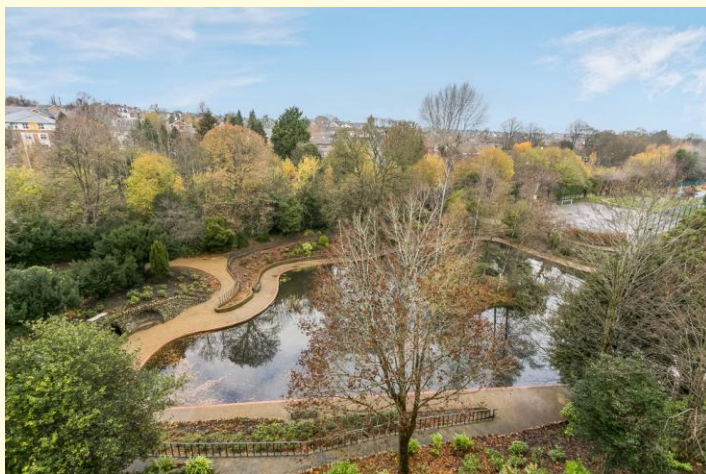




## WOOD & PILCHER



- Top Floor Apartment
- 2 Bedrooms
- Beautiful Views Over Park
- En Suite to Master Bedroom
- Gated Residents Car Parking
- Energy Efficiency Rating: B

**Medway Drive, Tunbridge Wells**

**£235,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 35 Lake Court, Medway Drive, Tunbridge Wells, TN1 2FH

A spacious two bed apartment with en suite facility to the master bedroom, private parking, picture windows in both bedrooms and a private balcony affording beautiful views over Grosvenor & Hilbert Park and Marnock Lake. Well maintained and with good entertaining space, the property has a large open plan principal lounge/dining area directly open to a contemporary styled fitted kitchen. It also offers two good sized double bedrooms and a further family bathroom, additional to the en suite facility. Central to an understanding of this apartment's desirability, is its proximity to the recently refurbished Grosvenor and Hilbert Park - a fabulous opportunity for any buyer!

The accommodation is as follows: Access is via a solid door to:

### ENTRANCE HALL:

Carpet, wall mounted entry phone, radiator, telephone point, high level electrical consumer unit, door leading to a good sized storage cupboard with hot water cylinder, additional storage space and further fitted shelves above.

### PRINCIPAL BATH/SHOWER ROOM:

Vinyl floor, radiator, low level wc, part tiled walls, feature wall mounted sink with mixer tap over, panelled bath with mixer tap over, further fitted glass shower screen and further wall mounted single head shower, extractor fan.

### BEDROOM 1:

Carpet, radiator, television point, double glazed picture windows with fitted blinds.

### BEDROOM 2:

Carpet, radiator and wall mounted thermostatic control, feature double glazed picture windows with fitted blinds.

### EN SUITE SHOWER ROOM:

Vinyl floor, low level wc, part tiled walls, wall mounted sink with mixer tap over, fitted mirror, wall mounted electric heater, extractor fan, walk in single shower cubicle with concertina glass screen and with single head shower.



**LOUNGE/DINING AREA:**

Carpet, wall mounted thermostatic control, various media points, two radiators, double glazed French doors (with fitted blind) to a private balcony, retaining railing and very pleasant views over Marnock Lake and towards Grosvenor & Hilbert Park.

**KITCHEN AREA:**

The kitchen area has a vinyl floor and space for free standing fridge freezer. A range of wall and base units with complementary work surface and areas of feature tiling, inset one and a half bowl stainless steel sink with mixer tap over, integrated washing machine, integrated electric oven, inset four ring electric hob with stainless steel splash back and extractor hood over, wall mounted Gloworm boiler inset to storage cupboard, extractor fan.

**OUTSIDE:**

The property benefits from gated residents parking.

**SITUATION:**

The property abuts Grosvenor and Hilbert Park in the St James' quarter of Tunbridge Wells. There is excellent access to the town centre, principally along Camden Road with its interesting mix of independent retailers and restaurants. The town centre is a mile distant with multiple retail facilities at the Royal Victoria Place and further independent offerings between Mount Pleasant and the Pantiles. The town has two main line railway stations both of which are readily accessible from the property - High Brooms being the other side of Grosvenor and Hilbert Park itself, approximately 0.8 miles.

**TENURE:**

Leasehold

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Floor Area  
678 sq. ft / 63.0 sq. m

Energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	89	90

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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Tonbridge 01732 351135  
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 Southborough 01892 511311  
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