



WOOD & PILCHER



- 2 Bedroom Mansion Apartment
- Offered as Top of Chain
- Balconies to both Front & Rear
- Open Plan Lounge/Dining Area
- Private Garage
- Energy Efficiency Rating: B

Copperfields, Tunbridge Wells

£415,000

woodandpilcher.co.uk

10 Copperfields, Bayham Road, Tunbridge Wells, TN2 5HZ

Offered as top of chain, a most impressive and spacious 'mansion style' apartment in an upmarket development adjacent to Forest Road in Tunbridge Wells. Offering balconies to both the front and rear, the property enjoys a spacious entrance hallway and an equally good sized open plan lounge/dining area with further contemporary fitted kitchen. The main bedroom is of a particularly good size and enjoys its own balcony alongside a further en suite facility and generous wardrobe space. There is a further good sized second bedroom and a separate shower room/wc. Externally, the property has use of communal gardens to front and rear, access to visitors parking and its own private garage with additional parking in front.

Access is via an outer double glazed door to:

EXTERNAL LOBBY AREA:

Tiled floor, areas of coat hooks, further double glazed panel returning to the hallway, inset spotlights to the ceiling, door to a storage unit which has a wall mounted electrical consumer unit and good general storage. Door leading to:

ENTRANCE HALLWAY:

Fitted coir entry mat, carpeted, cornicing, radiator, wall mounted thermostatic control. Door to an airing cupboard with areas of fitted shelving. Wall mounted video entry phone. Door to further storage cupboard with areas of fitted shelving. Door leading to:

SHOWER ROOM:

Fitted with a walk in shower cubicle with single head shower and sliding concertina glass doors, pedestal wash hand basin with mixer tap over and fitted glass shelf, low level wc. Tiled floor, part tiled walls, towel radiator, inset spotlights to ceiling, cornicing, extractor fan.

BEDROOM:

Carpeted, textured ceiling. Georgian style double glazed sash windows to the front. Good space for bed and bedroom furniture, radiator. Door to a fitted cupboard/wardrobe with areas of fitted coat rails and further areas of shelving.

MASTER BEDROOM:

Carpeted, cornicing. Particularly good space for bed and bedroom furniture. Two Georgian style double glazed windows to the front each with fitted Roman blinds. Georgian style double glazed French doors to an external balcony which is set to decking with a low level brick wall and further areas of retaining glass and steel balustrades. Two radiators. Good areas of fitted wardrobes with mirror front sliding doors. Door leading to:

EN SUITE BATHROOM/SHOWER ROOM:

Fitted with a pedestal wash hand basin with mixer tap over, low level wc, fitted shower with further concertina glass door and single head shower attachment, panelled bath with mixer tap and further single head shower attachment. Tiled floor, part tiled walls, towel radiator, inset spotlights to the ceiling, cornicing, extractor fan.



Georgian style double glazed doors from entrance hall to:

OPEN PLAN LOUNGE/DINING AREA:

Two Georgian style double glazed windows to the rear each with fitted Roman blinds, further larger Georgian style double glazed windows to the rear with a Juliet balcony and further partially glazed Georgian style doors to a further balcony set to decking with retaining steel and glass balustrades. Three radiators. There is a particularly good space for dining and lounge furniture as well as table and chairs and for entertaining, various media points. Open to:

FITTED KITCHEN:

Fitted with a range of wall and base units with a complementary polished granite work surface. Circular stainless steel under worktop sink. Integrated slimline dishwasher, fridge, freezer and microwave. Space for freestanding washing machine. Integrated double electric oven with inset four ring gas hob over, stainless steel splashback and feature extractor hood. Tiled floor, cornicing, inset spotlights. Opaque Georgian style windows to the side with fitted blinds, various media points.

OUTSIDE:

Externally, the property enjoys use of a garage with further parking space in front and there are two visitors parking spaces for the block. The property also enjoys use of communal gardens at both front and rear.

SITUATION:

Copperfields is a prestigious development located on the junctions of Forest and Bayham Road in Tunbridge Wells. To this end it gives not only good access to the town centre itself - a little over a mile distant - but also areas of outstanding natural beauty in the High Weald of Kent and East Sussex. Tunbridge Wells itself has an excellent mix of social, retail and educational facilities including a number of independent retailers, bars and restaurants principally between Mount Pleasant and the Pantiles, with a further range of general multiple retailers in the Royal Victoria Place and associated Calverley Road Precinct alongside nearby North Farm. The town has a number of sports and social clubs, two theatres and an excellent range of highly regarded schools at primary, secondary and independent levels. The town has two main line railway stations offering fast and frequent services to not only London termini but also the South Coast.

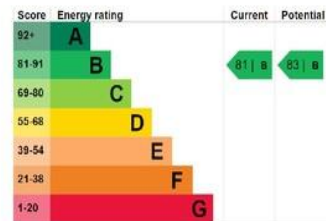
TENURE:

Leasehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Apartment Approx. Gross Internal Area
1056 sq. ft / 98.1 sq. m

Garage Approx. Internal Area
157 sq. ft / 14.6 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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