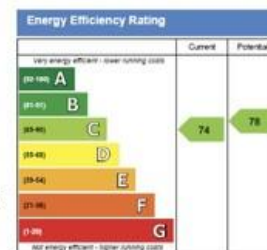


Beaumont Court, TN2

Approximate Gross Internal Area = 95 sq m / 1022 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright Casaphotos Ltd. 2022 - Produced for Sumner Pridham



11 Beaumont Court

25 Frant Road, Tunbridge Wells, TN2 5GT

SUMNER PRIDHAM

A spacious and newly decorated 3-bedroom top floor flat in a prestigious apartment block, conveniently located to the Pantiles, with a stairs and lift access, 2 allocated parking spaces behind security gates.

Communal hall, stairs and lift to second floor, hall, sitting room with French doors out to balcony, kitchen/dining room, 2 double bedrooms, study/bedroom 3, on ensuite bathroom, separate bathroom, attic storage, gas fired central heating, double glazed windows, 2 allocated parking spaces.

£450,000 Leasehold No forward Chain



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ A quietly located top floor flat recently fully redecorated throughout, benefitting from spacious accommodation and well-proportioned rooms in a well-maintained prestigious purpose-built block of apartments convenient to the Pantiles and High Street.
- ◆ Attractive and well-established setting, with security gated entrance.
- ◆ Attractive elevations built sympathetically in a period style. Staircase and lift to the second and top floor, front door to a good-sized hall with access to useful attic storage space, loft ladder and light connected.
- ◆ 2 useful storage cupboards, one housing the consumer unit and the other acts as an airing cupboard with a hot water tank mega flow system.
- ◆ An attractive sitting room with period style fireplace, moulded cornice ceiling and featuring French doors leading out to a balcony, which is a sufficient size for table and chairs.
- ◆ Kitchen/dining room with double glazed sash windows to the side, tiled floor and fitted with a good range of extensive worktops, including a gas hob, 1 1/2 stainless sink and drainer, electric oven, stainless steel hood above.

- ◆ Plumbing for washing machine and integrated dishwasher, comprehensive range of cupboards under and wall matching cupboards, with under lighting and fridge/freezer.
- ◆ Bedroom 1 has sliding doors to triple wardrobe cupboards, double glazed sash window to the rear, ensuite bathroom, a separate shower cubicle, panelled bath, low WC, pedestal wash basin, tiled walls, and an air extractor.
- ◆ Double bedroom 2 has double glazed sash window overlooking the rear and coved ceiling.
- ◆ Bedroom 3/Study sash window to the rear, coved ceiling.
- ◆ Shower room comprising of a shower cubicle, low level WC, pedestal washing basin and air extractor.

Outside

- ◆ Security gated entrance with a drive leading down to the rear of the property to 2 allocated parking spaces for Flat 11.
- ◆ Beaumont Court enjoys a high degree of privacy in established grounds particularly to the rear.

Practicalities

- ◆ The property is held under a 999 year lease which commenced in the year 2000.
- ◆ The management company is F R (Beaumont) Management company limited, there are 12 flats within the building, maintenance approximately £3,350.00 per annum, council tax is £2,136.00 and ground rent is £250.00.

Location

The property is walking distance to the pantiles and high street, approximately 0.6 miles to Tunbridge Wells railway station, which services trains to both London and to the south coast Hastings.

Viewing

Strictly by appointment through Sumner Pridham.
info@sumnerpridham.co.uk 01892 516615

