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## Apartment H, Bretland House Bretland Road, Rusthall, TN4 8PB

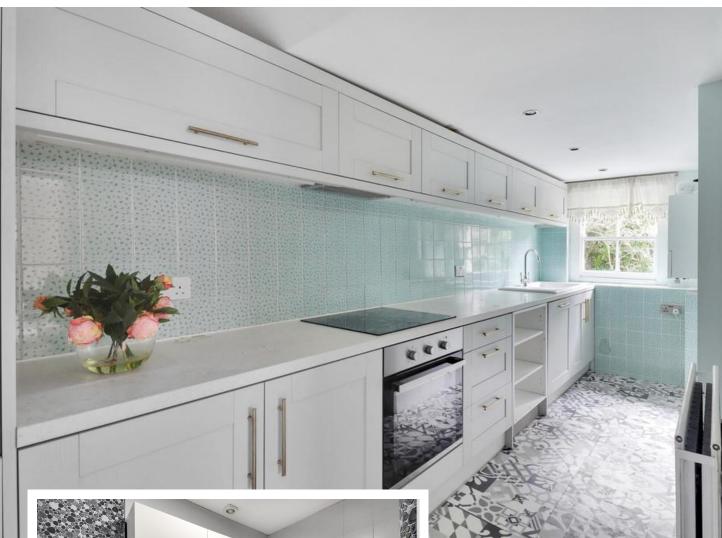
A rare opportunity to purchase a spacious ground floor apartment with its own entrance and own private garden plus parking, quietly located at the rear of a substantial Victorian building, benefitting from large well-proportioned rooms with tall ceilings beautiful sash windows with original working shutters located on the Tunbridge Wells/Rusthall borders.

Own Front door to Hall, Sitting/Dining Room, Fitted Kitchen, Utility/Cloak Room, Master Bedroom with en-suite Shower Room, 2 further Bedrooms, Gas Fired Central Heating, Good Sized Private Garden, Parking.

#### Offers in excess of £,300,000 Share of Freehold No Forward Chain



# **SUMNER PRIDHAM**







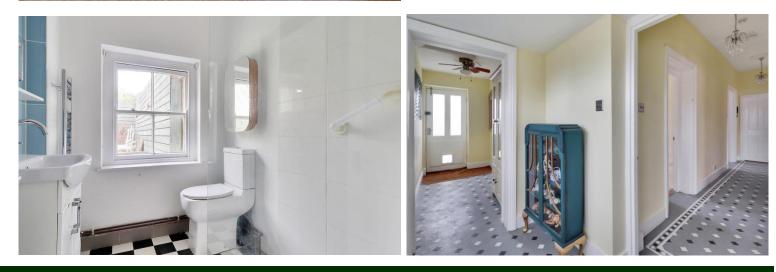
## **Property Description**

- The property benefits from having its own front door leading into an entrance vestibule with coat hanging rail, plus access to the garden.
- Attractive inner hall featuring a recently laid mosaic tiled floor and pair of Laura Ashely chandeliers.
- Large well-proportioned Sitting/Dining Room featuring a pair of tall sash windows both with working original shutters and decorated with a brand new bespoke linen voiles, the room enjoys a tall ceiling with pair of attractive light fittings and door to the kitchen.
- The kitchen is galley style with units fitted in 2019 providing a good range of work surfaces attractive Butler sink, comprehensive range of cupboards beneath, tiled above with matching wall mounted cupboards.
- Integrated appliances include a dishwasher, ceramic hob with electric oven beneath, built in fridge and freezer, attractive sash window, wall mounted recently installed (still under guarantee Worcester Bosch boiler).
- Recently fitted utility/cloakroom, fitted worksurfaces with stainless steel sink and drainer with cupboards beneath, plumbing for washing machine, and matching wall mounted cupboard above, low level WC.









- (NB: This was the former bathroom and, in our view, could easily be reverted back if desired).
- Magnificent and well-proportioned main bedroom with tall ceiling original range recess and surround with tall mantlepiece with cupboards fitted on either side, sash window overlooking the private garden.
- Ensuite shower room with fitted shower cubicle, low level WC, wash basin with cupboard beneath and above, tiled surround, all recently fitted, and sash window.
- Bedroom 2 is attractively decorated with view over the garden.
- Study/Bedroom 3 with view to the front.

#### Outside

- Large private garden has been recently landscaped with a large, paved area for outside dining and attractive decked area and flower bed.
- Garden shed and outside lighting and usefully a separate access gate out to Tristan Gardens.

#### **Practicalities**

- The property is held under a 999 year lease and benefits from the share of freehold.
- Outgoings £2241 per annum paid in 6 monthly instalments.
- All mains services are connected.
- Gas Fired Central Heating, gas boiler under warranty. Tunbridge Wells Borough Council Tax Band C.

### Location

- The property enjoys a quiet location with easy access to countryside, Rusthall Common and within walking distance to a bus stop with regular services into Tunbridge Wells.
- Rusthall high street is within walking distance with its wide range of independent shops and Primary School.

#### Viewing

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