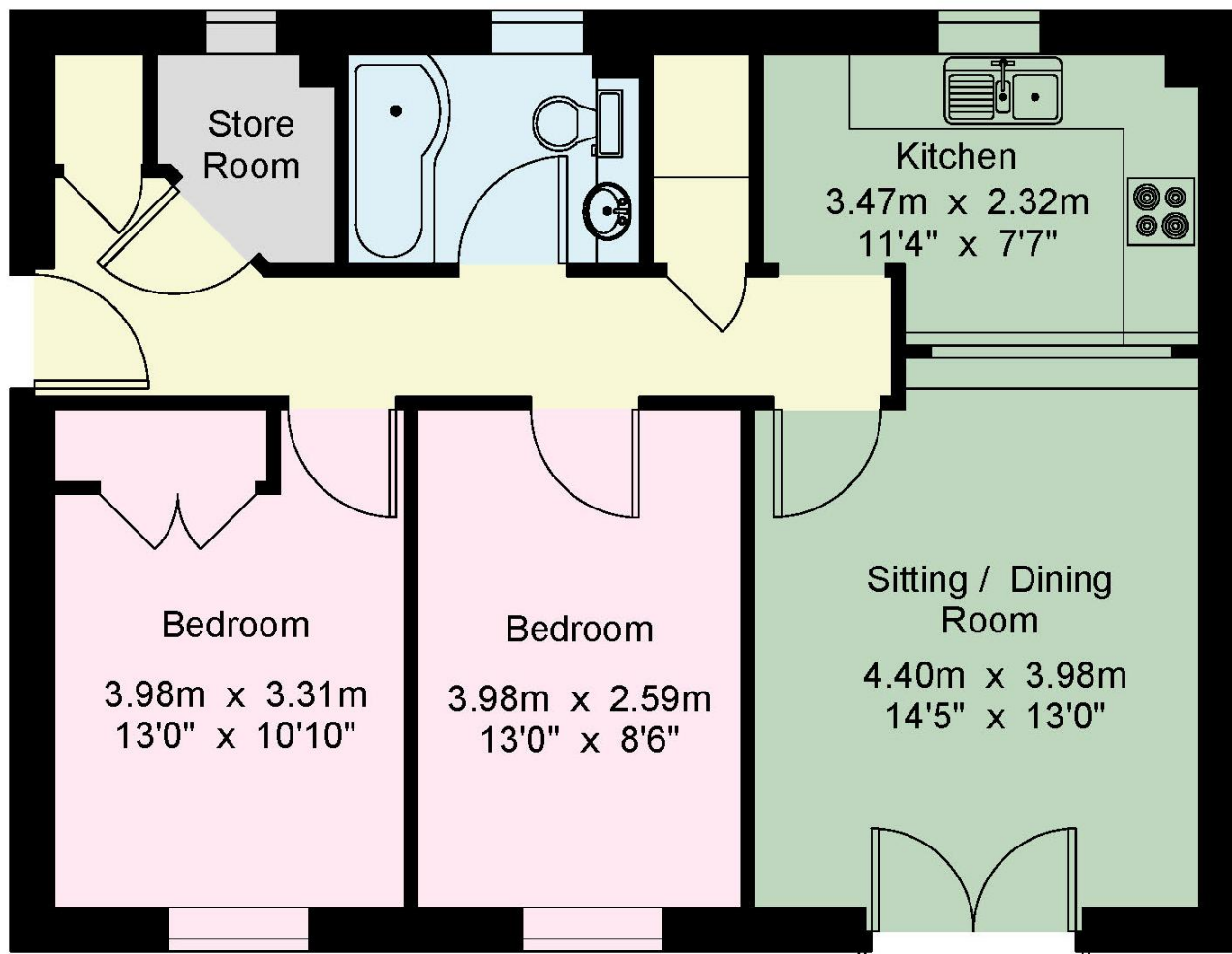


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



2 Ramsons Court, 49 Underwood Rise

Tunbridge Wells, TN2 5RY

SUMNER PRIDHAM

Quietly located and spacious 2 Bedroom Ground Floor Flat in an attractive and convenient location with the significant advantage of its own garage with electric vehicle connection point and an allocated parking space, a mile from the mainline station.

Communal Hall, Hall with Cloaks and Drying Cupboard, Sitting/Dining Room, Fitted Kitchen, 2 Bedrooms, Bathroom, Storeroom/potential Office, Garage with electric vehicle connection point, Allocated Parking, Communal Garden.

Guide price £275,000 Leasehold



2 Ramsons Court

Apartment - Gross Internal Area : 63.0 sq.m (678 sq.ft.)

Garage - Gross Internal Area : 15 sq.m (161 sq.ft.)



For Identification Purposes Only.
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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 well maintained spacious 2 bedroom ground floor flat in a convenient location.
- ◆ Ideal first time buyer or investor purchase. Light and spacious rooms with attractive outlook from the main reception room.
- ◆ Front door leads to hall giving access to all rooms, telephone entry phone, cloaks cupboard with hanging rail also housing gas meter.
- ◆ Walkin drying cupboard housing consumer unit, Megaflo hot water tank and slated shelves.
- ◆ Light and spacious sitting/dining room featuring large double glazed French windows to a Juliette balcony and enjoying an attractive outlook over the communal gardens with lawn and cherry tree.
- ◆ Wide opening to the fitted kitchen which includes a purpose built breakfast bar.
- ◆ Fitted kitchen arranged with worksurfaces over 2 walls and incorporates a one and a half sink and drainer, stainless steel gas hob with matching



- extractor above and AEG electric fan oven beneath.
- ◆ Integrated washing machine, dishwasher and fridge/freezer, range of fitted cupboards, tiled floor, and window.
- ◆ Both double bedrooms have double glazed windows to the front, fitted with slatted blinds and one has fitted double wardrobe cupboards.
- ◆ Bathroom with shower end bath with separate Aqualisa shower above and screen, Low level WC, washbasin with fitted cupboards beneath, window and air extractor.
- ◆ Currently a storeroom with fitted shelves and window which could be utilized as a small office.

Outside

- ◆ There is an area of communal garden laid to lawn with a row of mature trees.

Garage

- ◆ Single garage with up and over door, electric power connected to its own consumer unit considered to be a significant advantage with the future of electric vehicles.
- ◆ Allocated parking space in front of the garage.

Practicalities

- ◆ 125 year lease from 1st October 2006 with 107 years to run.
- ◆ Service Charge: £1,500 per annum.
- ◆ Ground rent of £100 per annum.

Viewing

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

