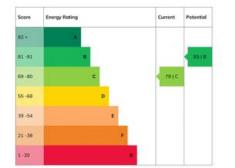


Second Floor

23 Sandrock House

House - Gross Internal Area : 99.6 sq.m (1072 sq.ft.)





For Identification Purposes Only. © 2024 Trueplan (UK) Limited (01892) 614 881



## **23 Sandrock House** Sandrock Road, Tunbridge Wells, TN2 3PZ

A surprisingly spacious purpose built two bedroom apartment benefiting from a combined sitting/dining room with south facing balcony, lift and allocated underground parking, in a convenient location dose to Dunorlan Park and town centre.

Communal Hall with lift and stairs to First Floor, Hall with storage cupboards, Combined Sitting/Dining Room, Balcony, Fitted Kitchen, 2 Double Bedrooms, En-suite Shower Room, Family Bathroom, Electric Heating, Double Glazed Windows, Allocated Underground Parking, Visitor Parking, Communal Garden.

## £375,000 Share of Freehold



29 Vale Road Tunbridge Wells Kent TN1 1BS www.sumnerpridham.co.uk info@sumnerpridham.co.uk 01892 516615 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. Summer Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# **SUMNER PRIDHAM**

23 Sandrock House, Sandrock Road, Tunbridge Wells, Kent, TN2 3PZ







### **Property Description**

• A well maintained spacious purpose built apartment with south facing balcony, in an attractive setting convenient to the town centre.

• Well-proportioned rooms with attractive outlooks over communal garden.

• Open plan day space in corporating a fitted kitchen and induding a south facing balcony.

• Spacious communal hall with lift and staircase to the first floor.

• Front door to hall with storage heater and video entry phone. Two good sized storage cupboards housing pressurized hot water tank and circuit breaker.

◆ Large, combined sitting/dining room with ornamental fireplace fitted with electric coal fire and double glazed wooden patio doors leading out to a balcony with quarry tiled flooring and large enough for a table and chairs.

◆ The dining area has its own double glaz ed window with attractive outlook.

• Large opening to the kitchen with fitted work surfaces over three walls in corporating a breakfast bar, plumbing for washing machine and dishwasher, ceramic hob with concealed extractor above and oven beneath, sink and drainer, a good range of cupboards including a nest of drawers, space for fridge/freezer and matching wall mounted cupboards.









◆ Double bedroom 1 has an impressive array of matching bedroom furniture in corporating wardrobes, bedside cabinets and a chest of drawers, south facing double glazed window with attractive outlook, and further built-in wardrobe cupboards with sliding mirrored doors.

• En-suite shower room with tiled floor and walls, pedestal washbasin, low level WC with concealed cistern , mirrored cabinet, chrome towel rail and a good sized shower cubide with Aqualisa unit.

• Double bedroom 2 built-in wardrobe cupboards with mirrored doors and south facing double glazed window.

• Good sized bathroom with tiled floor and walls, mirrored cabinet, panelled bath with shower attachment, pedestal washbasin, low level WC with concealed cistern.

#### Outside

◆ The universal key gives access from the lift or staircase to secure allocated underground parking. Also additional visitor parking outside.

• Residents have the use of the communal garden, which are laid to lawn with mature evergreen hedges and specimen trees.

#### Outgoings

- ◆ Maintenance is £3,200 p.a., paid biannually.
- ♦ Tenure Share of Freehold, 150 year lease commenced 1990.
- ♦ Managing Agents Alexandre Boyes.
- ◆ Tunbridge Wells Borough Council Tax Band E.

#### Location

♦ Close to Dunorlan Park and the town centre.

#### Viewing

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

