



13 Speldhurst Place



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13 Speldhurst Place, Speldhurst Road

Tunbridge Wells, TN4 0JA

SUMNER PRIDHAM

A spacious ground floor apartment (500 square feet) in a handsome and well-designed building of purpose built flats benefitting from an allocated parking space adjacent to the property and with the principal rooms enjoying a dual aspect. Convenient location yet adjacent to countryside.

Communal Hall, Hall, combined Kitchen/Reception Room, Double Bedroom, Bath/Shower Room, Gas Fired Central Heating, allocated Parking, Communal Garden.

Guide price £250,000 Leasehold with Share of Freehold





Property Description

- ◆ An attractive and spacious (500 sq. ft/49 sqm) ground floor apartment in well-designed building with handsome south facing elevations, remodelled ABODE Homes in 2019.
- ◆ The double bedroom is large enough to divide to create 2 bedrooms.
- ◆ Convenient location to Southborough High Street yet close to countryside and accessible to Tunbridge Wells.
- ◆ Apartment 13 has the advantage of having its own allocated parking space adjacent to its own property.
- ◆ Secure communal entrance door leads to a well-kept bright hall.
- ◆ Easy access to apartment (13) on the ground floor.
- ◆ On entering apartment 13, there is an entrance hall which gives access to all rooms.
- ◆ Spacious kitchen/main reception room enjoys a dual aspect via 3 windows and southerly facing to the front.
- ◆ The room is currently divided by the owners Habitat folding screen (not included in sale).
- ◆ The kitchen has its own window and is fitted with a range of quartz worktops with an inset stainless steel sink.



- ◆ Induction hob and electric oven with stainless steel extractor above, integrated fridge and freezer and washing machine.
- ◆ Good range of wall mounted cabinets, and cupboards, one with the combi Baxi gas fired boiler providing central heating and domestic hot water.
- ◆ Built in storage/cloaks cupboard which also houses the circuit breaker.
- ◆ Dual aspect bedroom with 2 mirrored wardrobes. This room has the potential to divide into two room with both still having their own window.
- ◆ A smart 2 year old bathroom tiled floor to ceiling.
- ◆ It includes a standing shower cubicle. Modern upstand washbasin, low level WC. Panelled bath with shower attachment, two mirrored cabinets and separate wall mounted mirror cupboard. Air extractor and towel rail.

Outside

- ◆ Apartment 13 is nestled into the right-hand corner of the building and benefits from having access to an area to the side and rear.
- ◆ There is a 'secret garden' for the benefit off all residents which has been landscaped with privacy in mind. Screened by appropriate height mature Laurel hedges and attractive tall brick wall.
- ◆ There is a separate outbuilding which houses the refuse bins.
- ◆ Bike storage rack for the residents use.

Residents Parking

- ◆ The property has allocated parking space for each apartment and also one visitors parking space.
- ◆ In addition, there is always plenty of parking space on the road outside.

Practicalities

- ◆ Leasehold with share of freehold.
- ◆ 999 year lease which commenced in July 2020.
- ◆ Service charge £2,200 per annum for year commencing 2025

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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