

13 Speldhurst Place



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.



13 Speldhurst Place, Speldhurst Road

Tunbridge Wells, TN4 0JA

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



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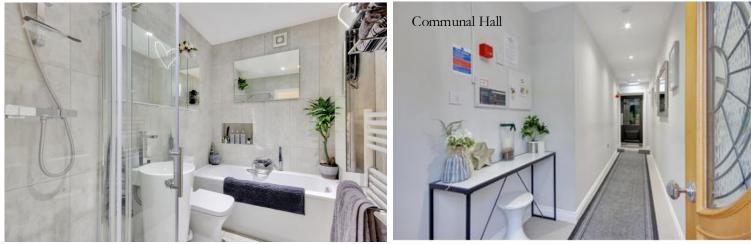
Property Description

- 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 info@sumnerpridham.co.uk 01892 516615