



Ground Floor Flat 4 Hanover Road Tunbridge Wells, TN1 1EY

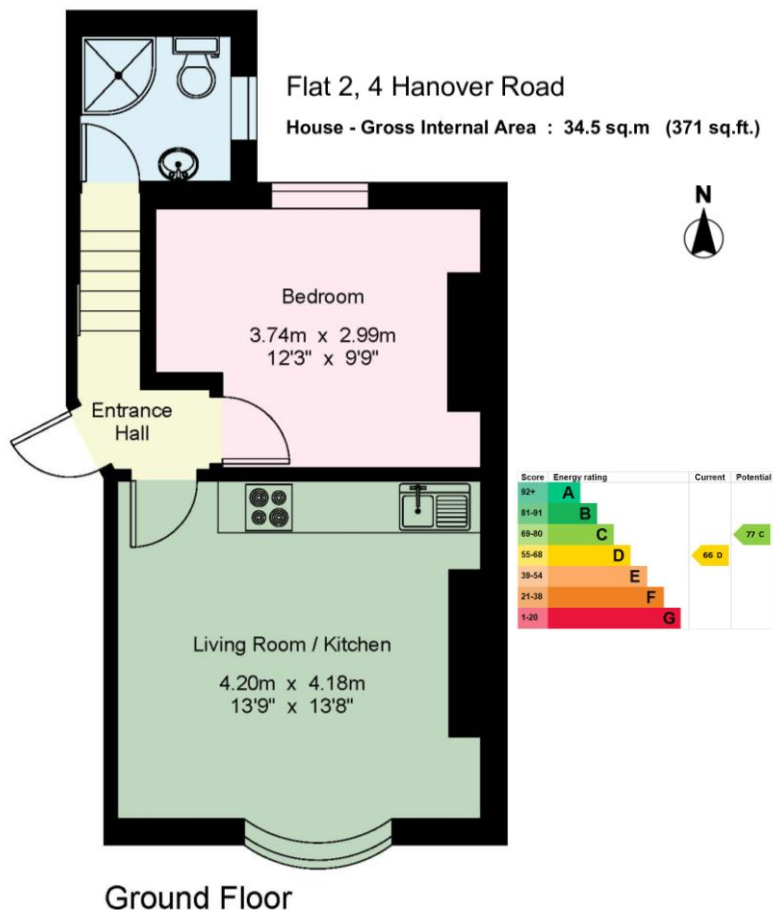
► SUMNER PRIDHAM ◄

Immediate occupation is available (STC) for this recently refurbished upper ground floor flat in a handsome period property (Grade II listed), convenient location within minutes' walk to the town centre. Updated for modern day living yet retaining all the delightful architectural features of the period. Windows refurbished by Sashy and Sashy.

Communal Hall, combined Kitchen/sitting/Dining Room, Double Bedroom, Bathroom, Gas Fired Central Heating, share of Communal Garden, Permit Parking available in London Road.

Guide price £179,000 Share of Freehold *No Forward Chain*





The Property

- ◆ One of four apartments in a handsome detached Grade II listed house in extremely convenient location to the town.
- ◆ Presented in excellent order having been refurbished and newly decorated throughout.
- ◆ External steps with wrought iron railings lead to a handsome front door and communal hall.
- ◆ Front door to the ground floor flat leads into a hall giving access to all rooms.
- ◆ Combined Kitchen/Sitting Dining room features an attractive bay window to the front incorporating period multipaned sash windows (previously overhauled by Sashy and Sashy), providing a beautifully light room.
- ◆ Kitchen recently refitted with a range of worktops incorporating a stainless steel sink and drainer and electric hob with splashback and extractor above, range of cupboards beneath include integrated larder fridge and washing machine, matching wall mounted cupboards, attractive fireplace surround with tiled hearth, coved ceiling.
- ◆ Double bedroom features period multipaned sash window garden (previously overhauled by Sashy and Sashy) overlooking the rear, tall ceiling with coving.
- ◆ Shower room with separate shower cubicle, low level WC, pedestal washbasin, sash window and gas fired boiler providing central heating and domestic hot water.

Outside

- ◆ The property benefits from a share of a communal garden which is laid mainly to lawn with mature shrubs including a flowering Camellia, an attractive wall on its 3 boundaries.
- ◆ Bin store and side access leading to the front.

Practicalities

- ◆ Share of Freehold.
- ◆ Service Charge £80 per calendar month.
- ◆ 999 year lease.

Viewing

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