

55A Mount Ephraim, Tunbridge Wells





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Perfectly located 2-bedroom period Grade II apartment with garage and garden

Accommodation Summary

- Lower ground floor apartment in period conversion (Grade II)
 - 2 double bedrooms
 - Living/dining room
 - Stylish kitchen
 - Bathroom
- Garage with internal parking
- Communal garden
- Long lease
- Central location close to parks and town centre
- 0.6 miles walking distance to mainline station



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This stylish apartment is set on the lower ground floor of an impressive semi-detached period conversion.

The house sits majestically on the prestigious Mount Ephraim, a stone's throw from the bustling town centre's restaurants, shops, and cafes with the green open spaces of Tunbridge Wells Common opposite.

Conveniently accessed via a pathway to the side, with visitor parking to the front, you wind down to the communal garden which gives access to the garage block behind.

The apartment's own private entrance door, with a useful brick shed to the side, opens into a long hallway with an airing cupboard housing the water tank and a deep storage cupboard, to keep the space clutter free.

First on the right is the restful double principal bedroom which enjoys double aspect light and gardens views. It is a generous size with plenty of space for wardrobes and bedroom furniture.

Next door the bathroom has a bath and a separate shower cubicle, contemporary tiling with underfloor heating and a window which brings in natural light.

Along the hallway is bedroom two which is currently set up as a home office and second reception space. It is also good sized room with fitted wardrobes.

To the front is the spacious living/dining room which is flooded with light from its front and side windows. There is ample room for a deep sofa and a dining table and chairs making it the perfect space to relax or entertain in. Beautiful wooden parquet flooring and a gas fire add character and warmth.

The kitchen, which has a serving hatch into the living room, is recently fitted, with stylish Shaker style cabinets contrasting beautifully with warm wooden worktops. There are integrated appliances such as a fridge/freezer, washer/dryer and dishwasher and there is room for a range oven.

Its fantastic location, close to the shops, the mainline station, and the green spaces of the common makes it perfect for young professionals. A must see!



Private part opaque glazed entrance door opening into:

Entrance Hall: wooden effect flooring, airing cupboard housing the water tank with shelving for linen, deep storage cupboard, and doors opening into:

Bedroom 1: rear and side aspect windows with original shutters, and electric wall hung heater.

Bathroom: side aspect opaque window, concealed cistern WC with vanity shelf above and cupboard to the side, vanity unit with wash hand basin and mixer tap and cupboards under, tiled panel enclosed bath with mixer tap, shower cubicle with wall mounted shower attachment, heated towel rail, part tiled walls and wall mirrors and tiled flooring with underfloor heating.

Bedroom 2: side aspect window with original shutters, electric wall hung heater, and fitted wardrobes with hanging rails and shelving.

Living/Dining Room: front aspect windows, wall hung gas fire, wall serving hatch into the kitchen and wooden parquet flooring.

Kitchen: front aspect window, sink with mixer tap and drainer, space for range oven, extractor, integrated fridge/freezer, integrated washer/dryer, and an integrated AEG dishwasher. The kitchen has plenty of wooden work top space, Shaker style eye and base level

units, pan drawers, pullout bins, tiled splashback, wall serving hatch into the living/dining room, and tile effect flooring.

Garage: front aspect up and over door.

Outside: The house is set back from the road by a stone wall with hedging above, some lawn behind, stocked flower beds and a tree. There is visitor parking to the front of the property, side access to the garage block at the rear and a side gravelled pathway that leads to the apartment's private entrance door with a brick storage shed to the side. The communal garden is laid mainly to lawn with perimeter hedging, planting and trees and a central paved pathway leads to a gate that gives access to the garage block behind. There is a block brick terrace to the rear of the house.

General:

Tenure: Leasehold

Length of Lease: 947 years remaining

Local Authority: Tunbridge Wells Borough Council

Ground Rent: £10.00 P/A

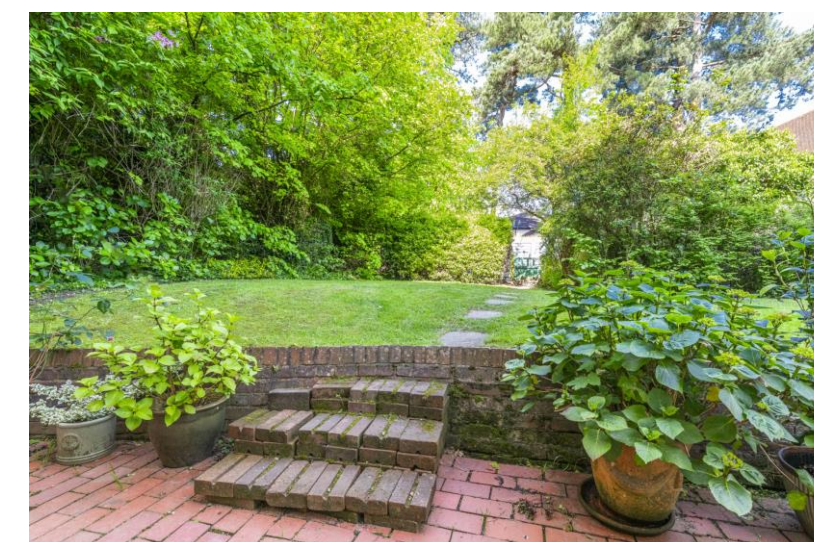
Service Charge: £318.00 P/M

Freeholder: Temhouse Maintenance Ltd

Managing Agent: Alexandre Boyes

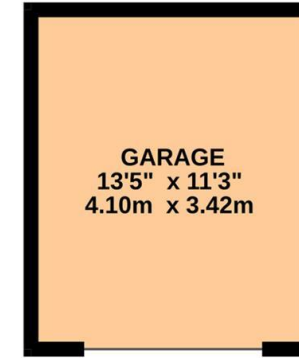
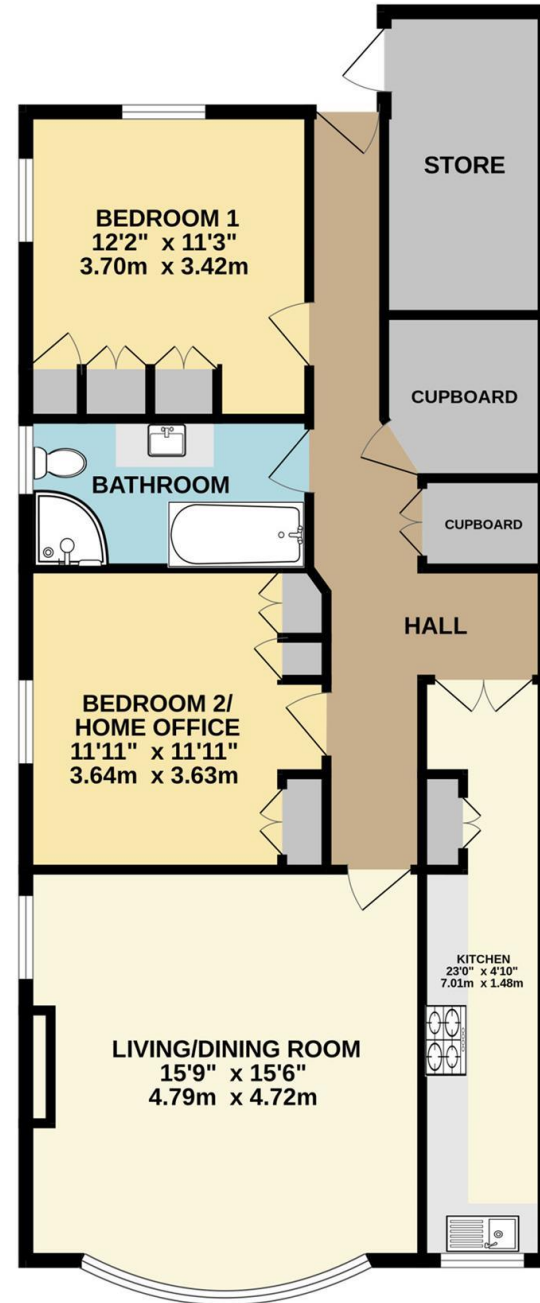
Council Tax: Band B (£1,740.00)

EPC: E (43)



GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.

ENTRANCE FLOOR
151 sq.ft. (14.0 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 76.4 SQ.M / 822 SQ.FT

TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as the Wells Free School, St James C of E, Claremont, The Mead School and Rose Hill School sit alongside the highly regarded and sought-after girls' and boys' secondary grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Tunbridge Wells Common, Grosvenor & Hilbert and Dunorlan Parks, Calverley Grounds, the Trinity and Assembly Hall Theatres, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

