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The Secret Cellar

Independent Wine Merchants

The Secret Cellar
Bar

Wine
SMALL
BUSINESS
OF THE YEAR

Wine
REGIONAL
BUSINESS
OF THE YEAR

Wine

45a Church Road
Tunbridge Wells, Kent

An impressive and spacious apartment of over 1300 Sq.Ft. with delightful period features, a south facing roof terrace, and forms part of this impressive Grade II listed period property centrally located close to the Common and a few minutes' walk from the town centre and mainline railway station.

Leasehold

Situation:

This elegant apartment is ideally located within a few minutes' walk of town centre, amenities and mainline station.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

This noticeably spacious three bedroom apartment is presented over two floors within a Grade II listed period property and includes delightful period features throughout.

Within a short walk of the town centre and station, and within easy reach of the famous Pantiles, this well-proportioned apartment is presented over two floors and includes, on the entry level; a good-sized entrance hall; a well-proportioned dining room with wood engineered flooring, feature art nouveau cast iron fireplace with quarry tiled hearth and tiled slips, and casement doors providing access to the south facing roof terrace with wooden decking and fencing, providing an ideal outdoor entertaining space; a good-sized sitting room with delightful exposed period floorboards, bay windows incorporating three Georgian style sash windows providing a good deal of light, and a feature fireplace with marble surround, period tiled slips and marble fender as the rooms focal point; a large landing incorporating a study area (extending to over 18ft) with adjacent w/c; and a kitchen with a range of base units with complementary block wood work surfaces, attractive wall and floor tiles, integrated oven, 4 ring hob with stainless steel extractor, stainless steel sink with mixer tap over, and space for a dishwasher and freestanding fridge/freezer.

On the top floor is a spacious landing and three good-sized bedrooms, and a family bathroom featuring a bath with shower over, pedestal hand basin, low level w/c, a cupboard with plumbing for both a washer and tumble dryer, with the room being complemented by floor tiling and an attractive mix of wooden wall panelling and metro tiling.

Services: Mains water and electricity. Gas-fired central heating.

Lease: Circa 119 years remaining

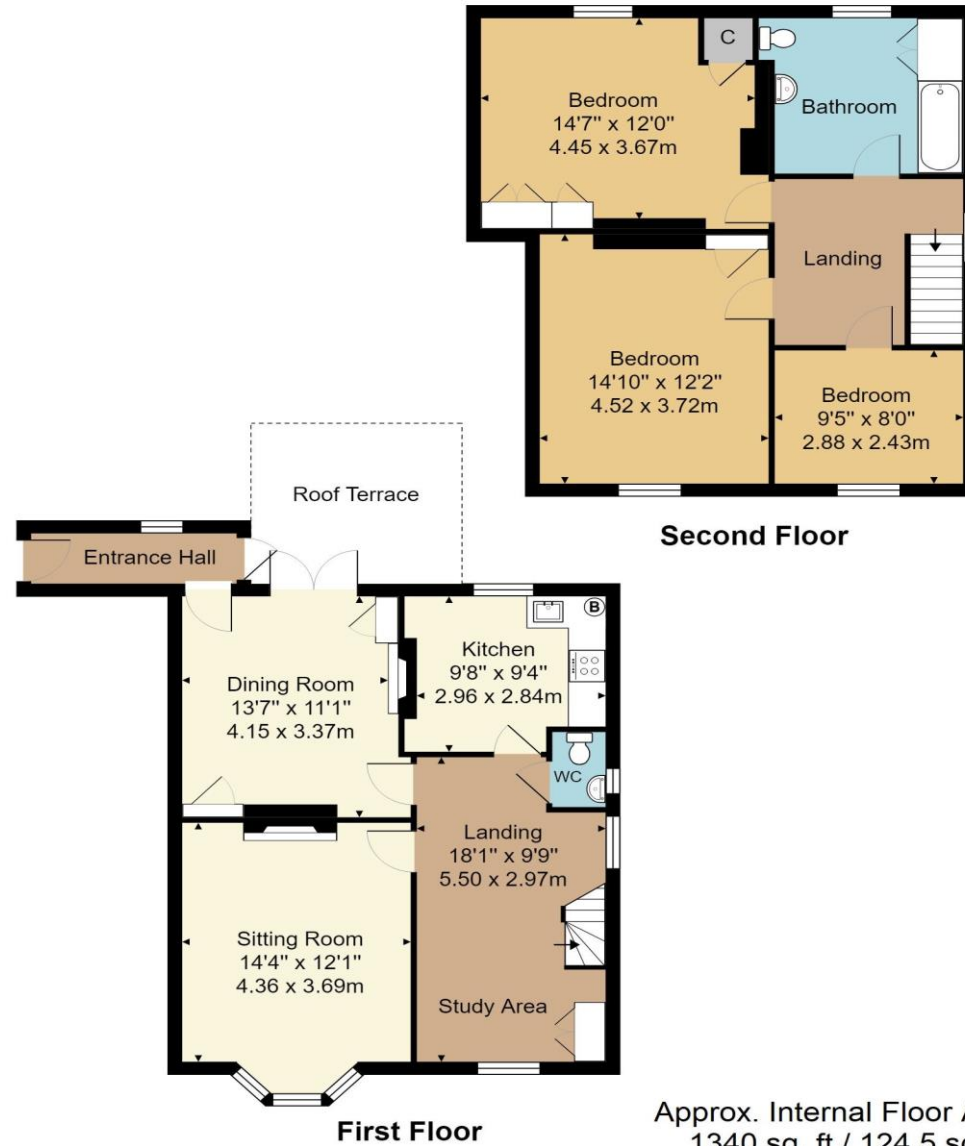
Service Charge: currently adhoc basis (25%) £268.07 per annum buildings insurance; £50pa ground rent

Local Authority: Tunbridge Wells Borough Council (01892) 526121 (Band B)

Current EPC Rating: n/a

Directions: The postcode of the property is TN1 1JT



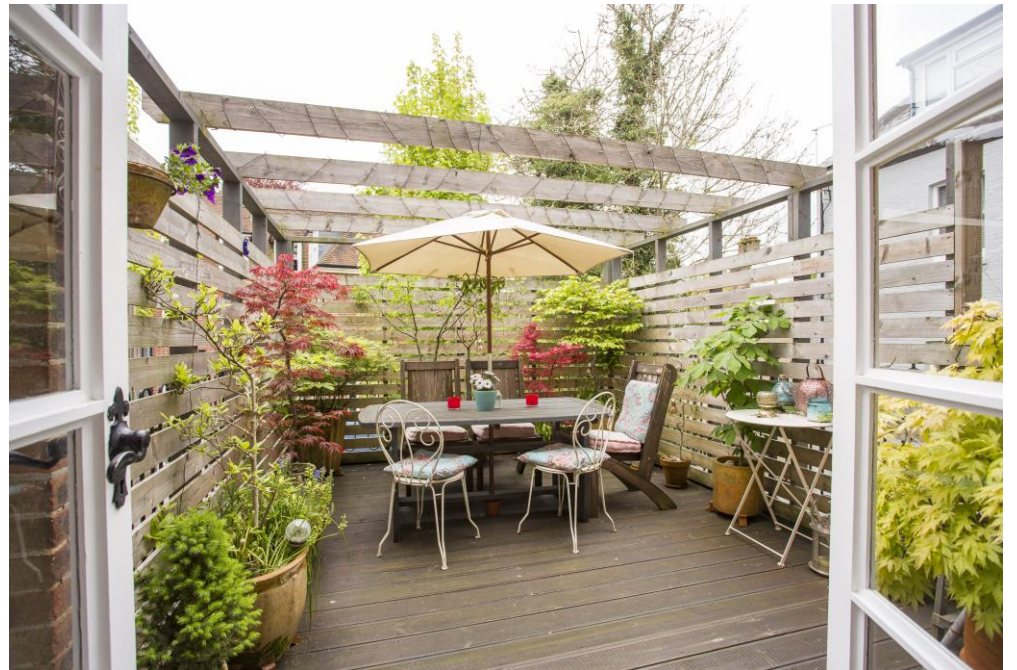


Approx. Internal Floor Area
1340 sq. ft / 124.5 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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