



4 Bedroom 2 Bathroom First Floor Apartment with Parking in Popular St James'

This four bedroom apartment is a generous size at over 1800 sq ft. It sits on the first floor of a Victorian villa with a host of period features. There is a living room with feature fireplace and log burner. The kitchen-breakfast room has integrated appliances including a dishwasher, and has plenty of space for a table and chairs. The master bedroom has a walk-in wardrobe. There are two further double bedrooms and a fourth bedroom/study. The property comes with an allocated parking space and a separate storage cupboard. Loft access. Share of freehold, lease 962 years remaining, ground rent peppercorn, service charge £2124 pa. Council tax band C. Gas central heating, EPC band D. Viewing highly recommended.





ACCOMMODATION

Living Room 22' 4" x 15' 9" (6.8m x 4.8m)

The living room is a good size and has a lovely period fireplace and log burner. A large bay window to the front provides plenty of light. There are two radiators with thermostatic valves and a TV point.

Kitchen-Breakfast Room 21' 8" x 14' 1" (6.6m x 4.3m)

The kitchen breakfast room has plenty of space for a table and chairs. The modern kitchen has a gas hob and a range of integrated appliances including a dishwasher and washing machine. There is a large freestanding fridge freezer and an island unit that provides useful storage.

Master Bedroom 16' 4" x 14' 9" (4.97m x 4.49m)

The master bedroom has a period fireplace and a large window that overlooks the front of the property. The room has a separate walk-in wardrobe.

Double Bedroom 2 15' 5" x 11' 2" (4.7m x 3.4m)

The second double bedroom has two windows that overlook the front of the property. There is a period fireplace and two radiators with thermostatic valves.

Family Bathroom

The family bathroom has a freestanding bath and separate shower cubicle, a WC and a pedestal basin. There is a wall mounted mirror and some fitted storage cupboards.

Separate WC & Shower Room

There is a cloakroom WC and a separate shower room with storage cupboard.

Double Bedroom 3 15' 1" x 11' 4" (4.6m x 3.46m)

The third double bedroom has a window that overlooks the front of the property. There is a radiator with thermostatic valve and some fitted wardrobe cupboards along one wall.

Bedroom 4/Study 9' 6" x 8' 2" (2.9m x 2.5m)

The fourth single bedroom has a window that overlooks the rear of the property.

Storage Room 22' 8" x 15' 9" (6.9m x 4.8m)

The apartment has a separate storage room that is accessed from the communal landing area.

Location

The apartment is well located in the popular St James' area of Tunbridge Wells, close to St James' Primary school with its Good Ofsted rating. Royal Victoria Place shopping centre is a 10 minute walk away. Tunbridge Wells mainline station is less than a 20 minute walk.

Tenure, Lease and Ground Rent

The apartment comes with a share of the freehold. The lease has 962 years remaining. Peppercorn ground rent. Service charge £2124 pa.

EPC & Council Tax

Energy Performance Certificate band D. Council tax band C, £2018.41 for 2025-26.





FLOOR PLAN

Ferndale

Approximate Gross Internal Area
1948 sq ft - 181 sq m



For Illustrative Purposes Only.

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