



61 Calverley Road, Royal Tunbridge Wells, TN1 2UY Asking price £450,000



Dating back to approximately 1835, 61 Calverley Road is formed from part of the former detached properties, believed to have been designed by the renowned Decimus Burton, which were later extended to form a row of terraced properties, some of which were later converted into shops.

The upper floors of 61 Calverley Road have since been thoughtfully converted to provide three charming and characterful apartments.

Flat 2 is found on the first floor and is the largest of all three apartments, approached via the communal entrance which benefits from a secure intercom entry system. The kitchen/family room is most impressive, with vaulted ceilings and a skylight highlighting the metal works that remain in the building. The beautifully appointed kitchen/living room enjoys a large kitchen island that doubles as a breakfast bar, and is fitted with shaker style units topped with stylish waterfall quartz worktops, providing plenty of storage and preparation space.

Integrated Bosch appliances include an induction hob with a built in extractor fan to the kitchen island, creating a wonderful entertainment space, together with an oven, dishwasher, and a fridge freezer. The kitchen is open-plan to the sitting/dining room which enjoys a bank of recessed fitted cabinetry providing a generous amount of storage.

The principal bedroom benefits from a stylishly appointed en suite bathroom fitted with porcelain tiles, both a bath and separate walk-in shower, and a WC, finished with striking Gessi Brassware, together with fitted wardrobes. There is a second double bedroom which also benefits from a contemporary en suite shower room. The utility room provides space for both a washing machine and dryer, completing the accommodation.

- Chain Free
- 2 Double Bedrooms With Ensuites
- Stylishly Appointed Bathroom With Gessi Sanitaryware
- Underfloor heating throughout
- Utility / Cloakroom
- Parking Permit Provided For 1 Year
- Beautifully Refurbished Throughout By Local Property Developer Beau Property
- 10 years structural/latent defect warranty
- Central Location
- Open Plan Living



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 40 | 40 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |