



**WOOD &
PILCHER**

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- Second Floor Apartment
- 2 Bedrooms
- Offered as Top Of Chain
- Extensive Communal Gardens
- In House Concierge
- Energy Efficiency Rating: C

Mount Ephraim, Tunbridge Wells

£350,000

woodandpilcher.co.uk

Flat 39, Chancellor House, Mount Ephraim, Tunbridge Wells, TN4 8BT

Offered as top of chain and enjoying commanding views across communal gardens from its elevated, corner triple aspect second floor location, an especially spacious and well designed two bedroom apartment with a generous lounge, a further dining area, good bedroom sizes and excellent storage space. Properties at Chancellor House were very much designed in a 'mansion apartment' style and to this end interested parties should be aware of the quality of the building itself as well as the large communal gardens. A glance at the attached photographs and floorplan will provide an indication as to the style and quality of the proposition.

Stairs and lift to second floor and private solid door opening into:

ENTRANCE HALL:

Feature radiator, fitted carpets, picture rail and fitted wall mirror. Airing cupboard with good areas of fitted shelving and two further cupboards providing good areas of storage.

BEDROOM:

Of a good size with space for a large double bed and associated bedroom furniture, areas of fitted wardrobes and a fitted cupboard with areas of shelving and coat rail. Fitted carpet, textured ceiling, feature radiator and Georgian style double glazed windows to the front.

WC:

Low level wc, vinyl floor and opaque Georgian style double glazed windows to front.

SHOWER ROOM:

Fitted shower cubicle with single head and sliding doors, pedestal wash hand basin with mixer tap over and a wall mounted mirror fronted medicine cabinet. Heated towel radiator, vinyl floor, tiled walling, extractor fan and opaque double glazed windows to the front.

BEDROOM:

Good space for a double bed and associated bedroom furniture and two wardrobes with storage space and coat rails. Fitted carpet, radiator, picture rail and Georgian style double glazed windows to front.

KITCHEN:

Range of wall and base units with complementary work surface, good general storage space and inset single bowl sink with mixer tap. Appliances include an integrated electric double oven, electric hob with extractor above, slimline dishwasher, freestanding fridge freezer, and a washing machine. Part tiled walling, vinyl floor and a Georgian style double glazed window to front.



DINING ROOM:

Open to the lounge with space for large dining table and chairs, fitted carpet, radiator, textured ceiling and cornicing and Georgian style double glazed windows to front and side.

LOUNGE:

Good space for lounge furniture and entertaining, feature (electric) fire with wooden mantle and polished stone hearth and surround along with areas of fitted shelving. Fitted carpet, radiator, various media points, Georgian style double glazed window to side and a further Georgian style double glazed window to rear with attractive views over the communal gardens.

OUTSIDE:

There are 5 acres (TBV) of beautifully tended communal gardens and residents parking on a first come first serve basis.

SITUATION:

Chancellor House is accessed via a private road to the side of the Travel Lodge Hotel on Mount Ephraim. This private and quiet location conceals the fact, that via a short and scenic walk across the landmark Tunbridge Wells Common, the property is perfectly located to take advantage of central Tunbridge Wells, in particular the Royal Victoria Place Shopping Precinct, The famous Pantiles, and the Tunbridge Wells Main line railway station. Beyond this Tunbridge Wells has an excellent range of schools catering for a wide range of age groups and leisure facilities include a selection of golf, cricket and rugby clubs, a sports centre, two theatres and private health clubs.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 Years From 1 January 1968

Service Charge - currently £5894.59

No Ground Rent

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

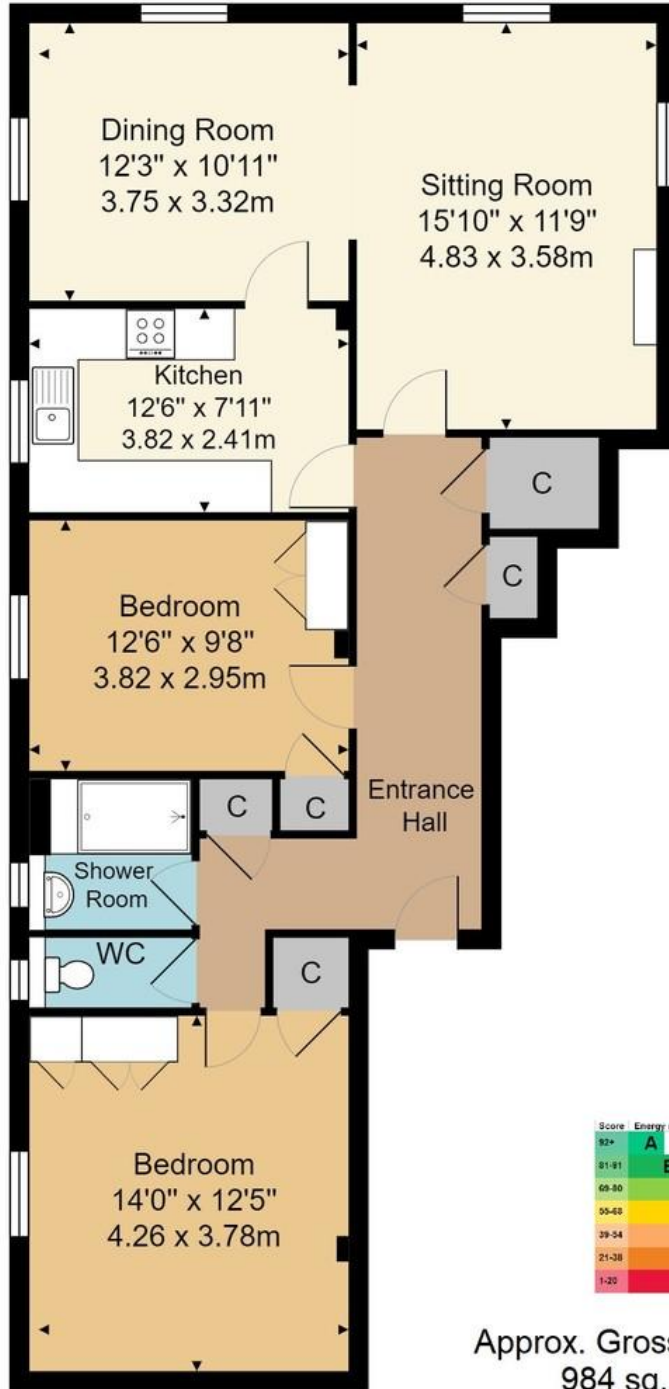
COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area
984 sq. ft / 91.4 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.

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