



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- First Floor Apartment
- 2 Bedrooms
- Top of Chain
- Beautiful Period Features
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: C

**Guildford Road, Tunbridge Wells**

**£300,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 8b Guildford Road, Tunbridge Wells, TN1 1SW

A well-presented two-bedroom first floor apartment set within a converted late 19th century Victorian townhouse in the very popular 'Old Village Area' of Tunbridge Wells, being particularly convenient for access to the mainline station and Old High Street with its selection of independent retailers, cafes, restaurants, and bars.

The beautiful period features include, circa 9ft 6" ceiling height, canted bay window with original sash windows, picture railing, cornice and circa 10" skirting board.

The property also benefits from an EPC rating of C supported by a new gas fired boiler installed circa July 2023, still under warranty.

Ideal for investors, first time buyers, city goers and downsizers alike. Early viewings are recommended.

### ENTRANCE:

With three flats in this period conversion, this apartment is located on the first floor along a well-maintained communal hallway and staircase.

### HALLWAY:

Housing the thermostat and fuse board with cleverly adapted storage above.

### LIVING ROOM:

With circa 167 sq. ft., and 9ft 6" ceiling height as well as a large, east facing, canted bay original sash windows, the carpeted living room has a bright and cosy feel. Other features include picture railings, 10" skirting boards, two radiators, various media points and central hanging ceiling light.

### BEDROOM 1:

At circa 108 sq. ft., and set in the middle of this accommodation, the quiet and nicely proportioned principal bedroom can comfortably accommodate most bedroom associated furniture. The large westerly facing sash window and continued tall ceiling height light up the room.

### BEDROOM 2:

Again, housing period features and original east facing sash windows, the street facing second bedroom is ideal for a double bed or an incredible office space.

### BATHROOM:

The perfectly functional and nicely proportioned bathroom is in great condition, but any new owner would find an opportunity to modernise. Currently it houses a large walk-in shower, gas fired towel rail, low level WC and pedestal wash hand basin with mixer tap over. A large portion of the bathroom is tiled with vinyl flooring also. The stopcock is also in the bathroom.



**KITCHEN:**

The kitchen which is located at the end of the hallway down a few steps, offers IKEA extended depth storage units with laminate work tops, top mount Stainless steel sink with drainer, space for fridge and washing machine and an electric hob and oven with recirculating system fan above. Vinyl floor and tiled splash back, westerly facing sash window. The new wall mounted gas fired boiler is also housed in the kitchen. Again, perfectly functional, and well cared for kitchen, though the new homeowner may find opportunity to modernise and add their own stamp.

**SITUATION:**

The property is situated in the heart of Royal Tunbridge Wells surrounded by a number of local parks and shopping areas which include the old High Street with its selection of independent retailers, cafes and restaurants, Hoopers Department Store and the Pantiles, particularly known for its pavement cafes and bars. A little further to the north is where you will find the Royal Victoria Place Shopping Mall and Calverley Road precinct, home to many of the national retailers. There are two theatres, a selection of sports clubs to cater for golf, cricket, rugby and tennis. The main line station has fast and frequent services to both London termini and Hastings on the south coast and there are excellent local schools catering for a wide range of age groups.

**TENURE:** Leasehold

Lease - 999 years from 1 January 2006

No Service Charge

Reserve Fund Contribution - currently £600.00 per year

Peppercorn 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:** A

**VIEWING:** By appointment with Wood & Pilcher 01892 511211

**AGENTS NOTE:** All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.

**ADDITIONAL INFORMATION:**

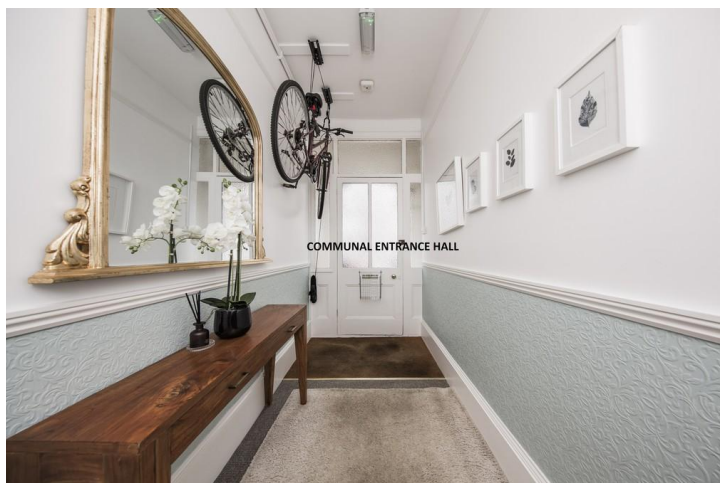
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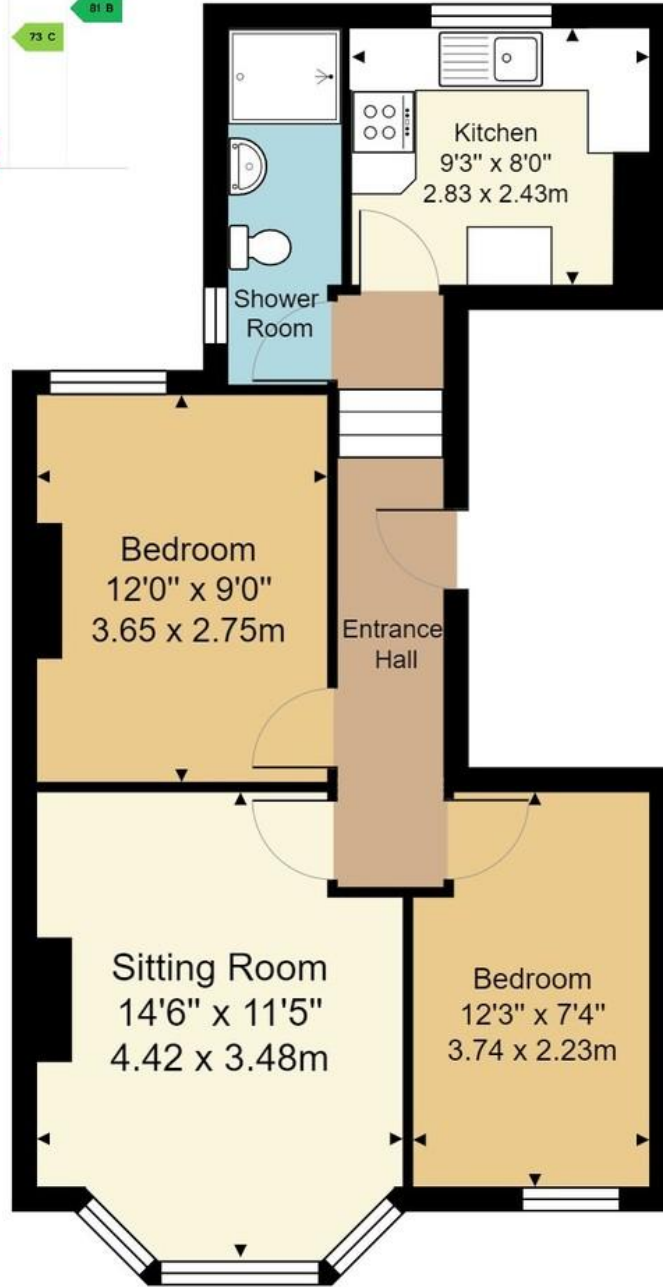
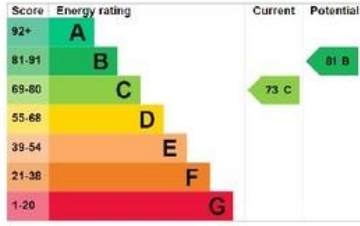
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Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating





**Total Area: 537 ft<sup>2</sup> ... 49.8 m<sup>2</sup>**

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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