



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Iconic Period Property
- Unique Location
- 2 Reception Rooms
- No Onward Chain
- Residents Permit Parking (see note)
- Energy Efficiency Rating: E

**The Common, Tunbridge Wells**

**GUIDE £475,000 - £500,000**

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

## Upper Highbury, The Common, Tunbridge Wells, TN1 1EB

A unique opportunity to purchase a large part of this iconic property positioned on the edge of The Common in the centre of Tunbridge Wells. This spacious maisonette is one of only two properties within this handsome Georgian villa and has accommodation over two levels with many period features such as high ceilings, bay windows and feature fireplaces as well as stunning views across the town centre and The Common. From the entrance, stairs lead to the first floor where you will find a spacious landing, kitchen and two good sized reception rooms, both with feature fireplaces and dual aspect views. Also on this level is the bathroom and separate cloakroom. Further stairs up to the top level lead to three double bedrooms. Viewing is recommended to fully appreciate this unusual property in such a rare location.

Entrance to the rear of the property leads to:

### PORCH:

Double doors into the porch with quarry tiled flooring and glazed door into:

### ENTRANCE HALL:

Sash window to front, built in store cupboard housing gas meter and electric consumer unit, vinyl tiled flooring, stairs to first floor.

### LANDING:

An impressive landing area with sash window to front offering views across the town centre. Feature wall mounted table with marble top, radiator, carpet.

### KITCHEN:

A modern range of wall, base and drawer units with complementary worktop, built in oven with gas hob and extractor hood over. Spaces for washing machine and tall fridge/freezer. Inset one and a half bowl sink and drainer with mixer tap. Vinyl flooring, sash window to side. Doors to front leading onto a balconette. Built in store cupboard housing floor mounted central heating boiler and pre lagged hot water tank, radiator.

### DINING ROOM:

A beautiful room with a feature bay window to front and further sash window to side. Feature fireplace with tiled inset, built in store cupboard to the side with shelving above, radiator, carpet.

### SITTING ROOM:

A good sized room again with bay window to the rear providing views of The Common, further sash window to side. Large feature fireplace with open grate, marble inset and tiled hearth with mirror above. Built in cupboard to side with shelving above, two radiators, carpet.

### CLOAKROOM:

Separate cloakroom with sash window to rear, low level wc, pedestal wash hand basin, tiled splashback, radiator, vinyl flooring.



**BATHROOM:**

A suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin. Inset shelving, part tiling to walls, window to side, vinyl flooring, radiator.

Stairs to:

**SECOND FLOOR LANDING:**

Built in store cupboard with shelving and radiator, roof lantern and further walk in store cupboard housing cold water tank.

**BEDROOM:**

A double bedroom with built in store cupboard with shelving, ceiling lantern and velux window, carpet, radiator.

**BEDROOM:**

A further double bedroom with window to front with views across the town centre, built in wardrobes, further built in store cupboard, ceiling light, carpet, radiator.

**BEDROOM:**

A double bedroom with roof lantern, velux window to rear, radiator, carpet.

**PARKING:**

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

**SITUATION:**

The property is situated on the edge of The Common and offers good access to the historic Pantiles famous for its pavement cafes, restaurants and bars and the Old High Street with its independent boutiques and retailers and main town centre where many of the high street name are represented. For the commuter traveller the station is a short walk and offers fast and frequent services to both London and the South Coast. Tunbridge Wells also has two theatres, a selection of sports and social clubs as well as many parks and the providing lots of outdoor space to enjoy.

**TENURE:** Leasehold with a share of the Freehold

Lease 974 years from 1 October 1993

No Service Charge or Ground Rent - work is done on an as and when basis

Buildings Insurance approximately £400.00 per year

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: C**

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

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

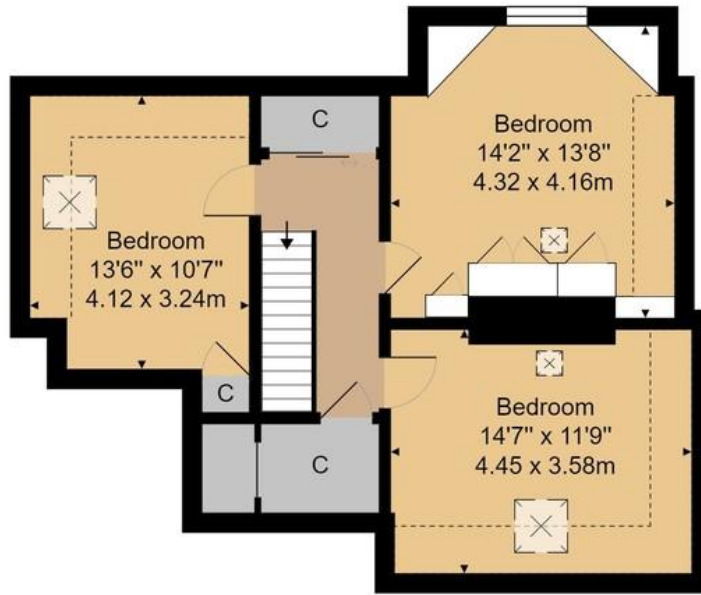
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

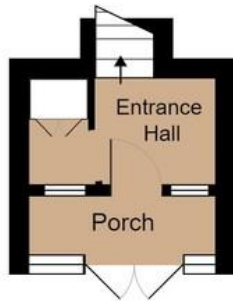
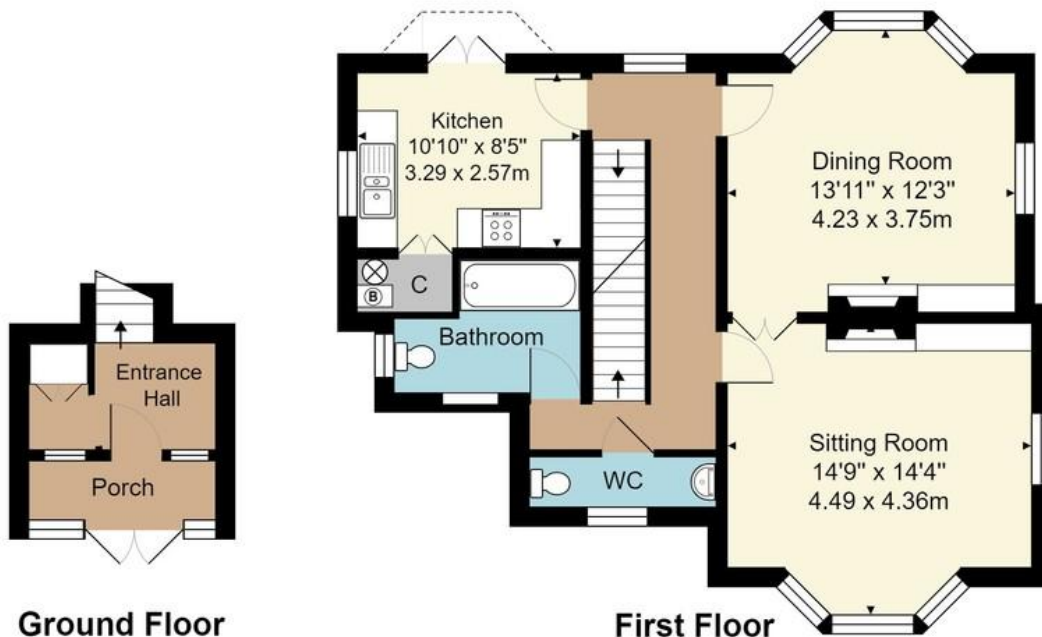
Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F	41   E	
1-20	G		



**Second Floor**



**Ground Floor**

**First Floor**

Approx. Gross Internal Area 1433 ft<sup>2</sup> ... 133.2 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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 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

