



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Stylish Ground Floor Apartment
- 2 Bedrooms - 2 Shower Rooms
- Offered as Top of Chain
- Recently Installed Kitchen
- Allocated Parking Space
- Energy Efficiency Rating: D

Sandrock Road, Tunbridge Wells

OIEO: £300,000

woodandpilcher.co.uk

4 Sandrock House, Sandrock Road, Tunbridge Wells, TN2 3PZ

Located on the ground floor of this attractive, purpose built block in the St. James quarter of Tunbridge Wells, a good sized two bedroom apartment offered to an extremely high standard throughout. There is access from the lounge to a large, private courtyard area with communal gardens beyond. The property has a recently installed, contemporary styled kitchen, a recently installed shower room and contemporary wall mounted heaters and recently fitted carpets. The principal bedroom has both an en-suite facility and further dressing area with a further and separate family shower room. The property has a secure parking space in the undercroft car park (denoted 4), use of a lift and enjoys visitors parking spaces to the front of the main block. The apartment also enjoys use of the attractive communal gardens surrounding the property.

Access is via solid door to:

SPACIOUS ENTRANCE HALLWAY:

Good areas of engineered oak flooring, wall mounted coat rack, cornicing, wall mounted electric radiator, wall mounted video entry phone. Mirror fronted doors to a cupboard with generous storage space, areas of fitted shelving and a fitted coat rail.

MAIN BEDROOM:

Dressing Area: Areas of fitted carpet, cornicing, areas of fitted coat hooks. Large wardrobe with mirror fronted sliding door, fitted shelving and coat rails. Door leading to:

En-Suite Shower Room: Areas of wood effect flooring, large shower cubicle with fitted glass screen, two shower heads over, glass shelf and extractor fan, low level WC, wash hand basin with mixer tap over storage below, areas of complementary work surface, backlit wall mounted mirror. Wall mounted electric towel rail, electric toothbrush charging point.

Main Bedroom: Carpeted, various media points, good space for large bed and associated bedroom furniture, wall mounted electric radiator. Double glazed windows overlooking the private patio area.

BEDROOM:

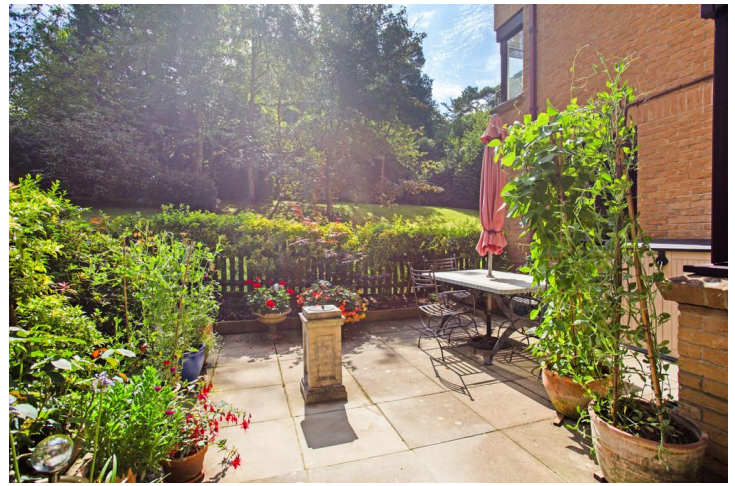
Carpeted, wall mounted electric radiator, fitted floating shelving, large wardrobe with mirror fronted sliding doors and areas of fitted shelving and coat rail. Double glazed windows overlooking the private patio area with areas of fitted Plantation shutters.

SHOWER ROOM:

Fitted with a wash hand basin with mixer tap over, low level WC, walk-in shower with a feature recess, areas of LED spotlights and single shower head over. Feature tiled floor, tiled walls, wall mounted towel radiator, mirror fronted cabinet, extractor fan.

LOUNGE:

Carpeted, wall mounted electric radiator, various media points. Excellent space for lounge and dining room furniture and entertaining. Triple aspect windows comprising of two sets of double glazed windows and a further area of sliding double glazed doors leading to the private patio area with fitted Plantation shutters. Door leading to:



KITCHEN:

Recently fitted with a range of wall and base units and a complementary polished stone work surface. One and a half bowl sink with mixer tap over. Integrated oven and inset four ring 'AEG' hob with feature glass splashback and stainless steel extractor hood over. Integrated dishwasher. Space for a washing machine and free standing fridge/freezer. Good areas of general storage and areas of fitted shelving. Vinyl floor, cupboard housing an unvented water heater. Double glazed window with views across gardens.

OUTSIDE:

The property enjoys use of a single allocated parking space denoted '4' and located in the buildings' undercroft. There is further visitors parking to the front of the building. The property also enjoys use of a private patio area accessed via lounge which is set to low maintenance paving with good space for garden furniture and entertaining with retaining picket fencing, a gate to the communal gardens beyond and well stocked deep shrub borders.

SITUATION:

The property is situated in the St. James quarter of Tunbridge Wells, particularly well placed for access to nearby St. James Church and the town centre. Tunbridge Wells town centre is host to the Royal Victoria shopping arcade and Calverley Road precinct where you will find most of the main high street retailers whilst in the southern part of the town there is an abundance of independent shops, restaurants and cafes as well as the historic colonnaded Pantiles famous for its pavement cafes and wine bars. Tunbridge Wells main line station is approximately 1 miles distance from the apartment and offers commuter services to Charing Cross and London Bridge. Local amenities include the nearby Dunorlan Park with its wonderful boating lake as well as a wide selection of sports clubs to include golf, cricket and rugby, sports centres and gyms and within a short drive you will be in the neighbouring countryside and local villages offering a wide range of country pursuits.

TENURE:

Leasehold with a share of the Freehold
Lease - 150 Years From 1 January 1989
Service Charge - currently £3019.08 per year
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:

E

VIEWING:

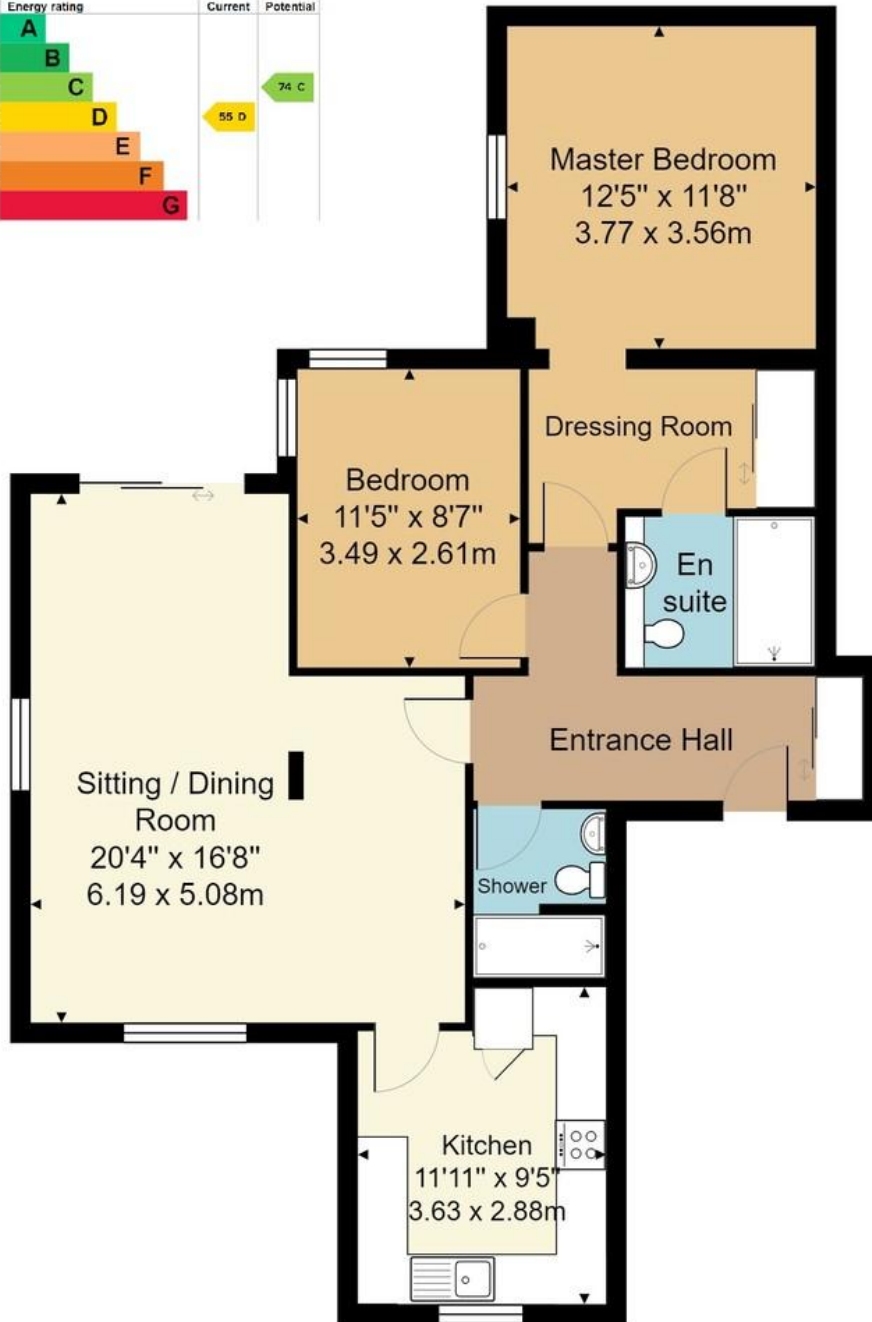
By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:

The patio area adjacent to the property has been enclosed and used by the current owners alongside previous owners for many years. A statutory declaration of these facts will be provided to the buyers lawyers prior to exchange of contracts.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	74 C
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 958 ft² ... 89.0 m²

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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