



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Ground Floor 2 Bedroom Apartment
- Over 55's Development
- Private Outdoor Terrace
- High Standard of Presentation
- First Come, First Served Parking
- Energy Efficiency Rating: C

**Kingswood Road, Tunbridge Wells**

**£295,000**

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

**10 Park House, Kingswood Road, Tunbridge Wells,  
TN2 4BP**

Located in Park House, an over 55's development adjacent to Dunorlan Park in Tunbridge Wells, a ground floor, two bedroom apartment with immediate access to a private patio and communal gardens beyond, a high standard of presentation throughout and a further shared residents lounge with its kitchen and conservatory to the gardens. Park House itself enjoys the attendance of a house manager four mornings a week, a further laundry room and a guest suite on the ground floor (chargeable and for visiting guest) with an en-suite shower room. As currently arranged, the property has a generous principal reception room open to a contemporary kitchen with a number of integrated appliances, two good sized bedrooms - of which one has an en-suite facility - and the other is currently used as a dressing room and further high standard bathroom.

Access is via a solid door to:

**ENTRANCE HALLWAY:**

Carpeted, wall mounted entry phone, wall mounted electrical consumer unit. Door to a deep airing cupboard with inset hot water cylinder, good additional storage space and further areas of fitted shelving. Door leading to:

**BEDROOM:**

Carpeted, radiator, various media points. Areas of fitted mirror fronted wardrobes. Double glazed windows with views toward communal gardens. Door leading to:

**EN-SUITE SHOWER ROOM:**

Low level WC, wash hand basin with mixer tap over, walk-in shower with concertina glass screen and single shower head over. Vinyl floor, part tiled walls, wall mounted mirror fronted cabinet, extractor fan.

**BEDROOM:**

Currently used as a dressing room but suitable to used as a bedroom or study area. Carpeted, radiator. Good area of fitted wardrobes. Double glazed windows with views over communal gardens.

**BATHROOM:**

Wash hand basin with taps over, low level WC, panelled bath with taps over, further single head shower and glass shower screen. Vinyl floor, radiator, wall mounted mirror fronted cabinet, fitted mirror.

**LOUNGE/DINING ROOM:**

Carpeted, two radiators, various media points. Excellent space for both lounge furniture and a dining table and chairs. Double glazed door leading to a private patio area immediately adjacent to communal gardens with space for garden furniture and for entertaining. Further double glazed windows to the side of the door. This is open to:



**PRIVATE PATIO AREA:**

Immediately adjacent to communal gardens with space for garden furniture and for entertaining.

**KITCHEN:**

Fitted with a range of wall and base units and a complementary worktop. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated electric oven and inset four ring electric hob with stainless steel splashback and extractor hood over. Space for fridge/freezer and washing machine. Good general storage space. Vinyl floor, Double glazed window with further views of gardens and fitted Roman blind.

**OUTSIDE:**

There are attractive landscaped, communal gardens surrounding the property with good areas of lawn and well stocked borders. There is also parking to the front of the main building on a first come, first served basis.

**SITUATION:**

The property is located in the St. Peters quarter of Tunbridge Wells on Kingswood Road which offers a modest walking distance to Dunorlan Park, immediate proximity to both Kingswood Doctors Surgery and the Nuffield Hospital and level access to the town centre some 0.5 mile distant. Tunbridge Wells itself has a wide range of social and retail facilities including a number of sports, social clubs and two theatres and a host of independent retailers, restaurants and bars between the Pantiles and Mount Pleasant and further multiple offerings at the Royal Victoria Place and North Farm. The town has two main line railway stations offering fast and frequent services to both London termini and the South Coast.

**TENURE:**

Leasehold

Lease - 299 Years From 24 June 2010

Service Charge - currently £3549.50 per year

Ground Rent - currently £250.00 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:**

D

**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)

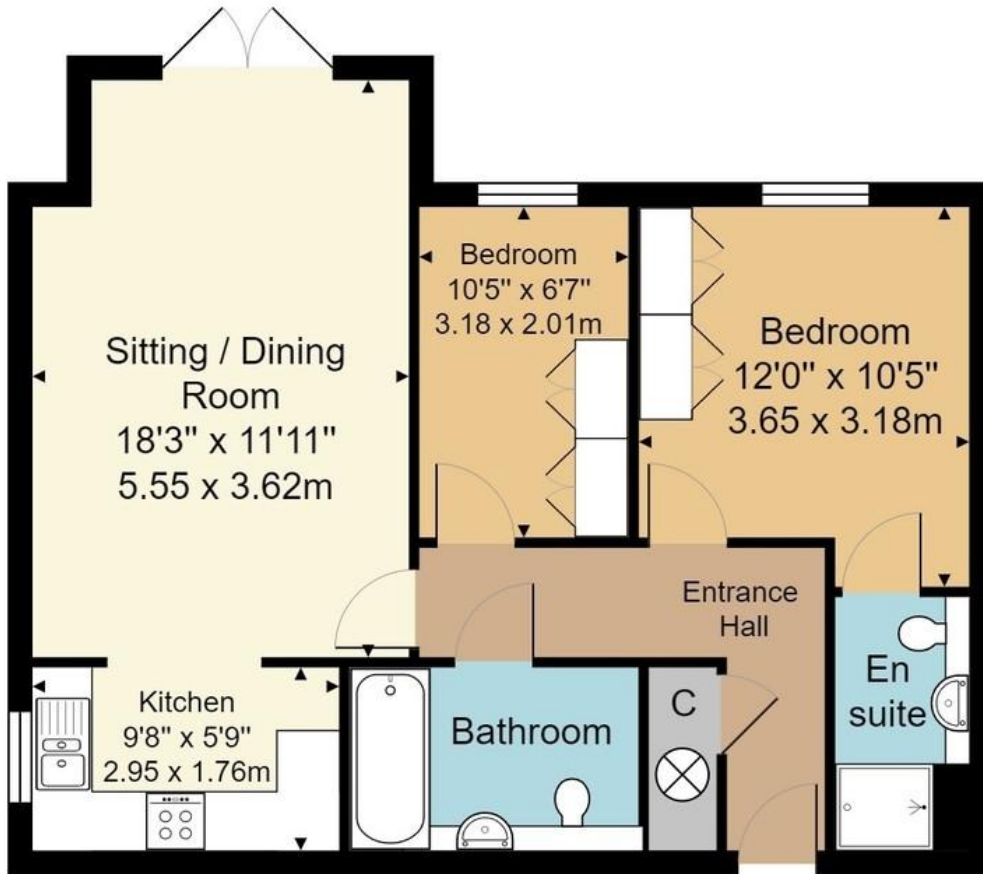
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Restrictions - Over 55's Development



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 641 ft<sup>2</sup> ... 59.6 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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 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
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