



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedroom First Floor Apartment
- 305 Sq. Ft. Open Plan living room
- Share of Freehold w/ Sinking Fund
- Complete Chain*
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: E

York Road, Tunbridge Wells

GUIDE £250,000 - £265,000

woodandpilcher.co.uk

Flat 3, 24 York Road, Tunbridge Wells, TN1 1JY

Located on the popular York Road; a town centre location with the Royal Victoria Place at one end and the Tunbridge Wells Common at the other, a first floor 2-bedroom apartment as one of 4 flats in this mid-19th century property believed to have been converted in the 80s. The heart of this charming abode is its spacious living room, spanning 305 square feet with a lofty 10-foot ceiling height. Enhanced by period features and a southerly-facing bay window, this inviting space is perfect for open-plan living. The accommodation also includes a generously sized principal bedroom at the rear, a versatile second bedroom ideal for either a single bedroom or office space, and a well-appointed family bathroom.

Residents of York Road benefit from a permit parking scheme** and enjoy excellent connectivity to Tunbridge Wells Mainline Station, Calverley Park Grounds, Tunbridge Wells Common, and the renowned Tunbridge Wells High Street and Pantiles.

Thoughtfully maintained and presented, this property presents an opportunity for personalization, making it an ideal prospect for first-time buyers, professionals, and investors alike. Early viewings are highly recommended to fully appreciate its potential.

LIVING ROOM:

A south-facing Sash Bay window floods the property with natural light, complemented by high ceilings, detailed features, and a central electric fire. The hard-floored L shaped kitchen area offers ample storage, worktop space, and integrated appliances including electric oven, above recirculating extractor fan, undercounter fridge-freezer, washing machine and dishwasher.

BATHROOM:

The bathroom features a bath and shower combination, tiled walls, laminate flooring, a low-level WC, a pedestal basin, and an electric towel radiator.

HALLWAY:

Lofty ceilings and intricate cornice detailing, the hallway houses the fuse board, a cupboard housing the cold water tank, another for the hot water cylinder, and a sleek slim electric radiator.

BEDROOM 2:

Formerly utilized as a bedroom for several years, this room is also well-suited to serve as an office space. It features convenient overhead storage above the bathroom area and a single-glazed north-facing sash window, providing ample natural light for a productive work environment.



BEDROOM 1:

Spanning 147 Sq. Ft. with a generous ceiling height, the principal bedroom is a peaceful retreat set toward the rear of the property, away from the hustle and bustle.

COMMUNAL AREA:

Well-presented and carpeted, this area houses the electrical meters, ensuring a tidy and organized space.

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:

Nestled within the conservation area of Tunbridge Wells, York Road stands out as a popular and highly sought-after residential street. Its prime location offers excellent access to the vibrant town centre and the mainline railway station, providing convenient commuter services to both London and the South Coast. Tunbridge Wells boasts a plethora of well-regarded facilities catering to diverse tastes and preferences. The Royal Victoria Place, situated on Calverley Street, serves as a hub for multiple retailers, while the area between Mount Pleasant and the Pantiles is renowned for its array of independent boutiques, restaurants, and bars, adding to the town's charm and character.

TENURE: Leasehold with a share of the Freehold

Lease - 999 Years From 25 December 1989

Service Charge - currently £900.00 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: A

VIEWING: By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE: *At the commencement of marketing, the owners were selling with the intention of purchasing a new build property therefore completing the onward chain. This could be subject to change.

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

Services - Mains Water, Electricity & Drainage

Heating - Electric Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		B1 B
69-80	C		
55-68	D		
39-54	E	E0 E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 599 ft² ... 55.7 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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