



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedroom Ground Floor Flat
- Top of Chain
- Own Private Entrance & Garden
- Close to Mainline Station
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

Mountfield Gardens, Tunbridge Wells

GUIDE PRICE £325,000

woodandpilcher.co.uk

Flat 1, 1 Mountfield Gardens, Tunbridge Wells, TN1 1SJ

Situated between the central green spaces of Calverley Park Grounds and Grove Hill Park, this 2-bedroom ground floor flat in a beautiful period conversion, boasts an enviable location, just moments from the mainline station, Mount Pleasant High Street, and the charming Pantiles.

Inside, the residence features a sophisticated living room, a sleek open-plan kitchen area, and a second bedroom perfect for a home office or additional bedroom accommodation. Enhancing its appeal, the property offers an impressive private garden which doubles as the residence own private entrance from Grove Hill Road.

The property is being offered as 'top of chain' and with a share of the freehold. The property is overseen by engaged owners under a company structure who recently replaced the roof as a testament to their commitment.

This property represents a fantastic opportunity for buy-to-let investors, first-time buyers, commuters, and those seeking a Pied-à-terre within Tunbridge Wells' desirable 'Village Area'. It is perfectly presented and ready for its next owner, while also providing the option to add your own personal touch.

The property has been competitively priced and given its offerings, we advise all interested parties to register early.

COMMUNAL HALLWAY:

LIVING ROOM:

The room boasts an impressive 9.5-foot ceiling height, wooden floorboards, elegant skirting boards, picture railing, cornice detailing, and a ceiling rose. A feature original fireplace, complete with a tiled hearth and mantelpiece, serves as a stunning focal point. Five large windows, including an 8-foot bay window, provides abundant natural light from the westerly and southerly directions.

KITCHEN/DINING ROOM:

The modern kitchen, adorned with exposed brickwork provides abundant worktop space and plentiful wall-mounted and below-counter storage. This fully equipped kitchen features a large inset fridge freezer, dishwasher, 5-ring gas hob with an oven below and a recirculating extractor fan above. Separating the kitchen area from the dining room is a rustic wooden breakfast bar. In the corner, utility storage is efficiently arranged with a worktop, a combi gas boiler above, and a washer-dryer below. Natural light floods the space through a large, windowed door and additional large window, offering delightful views of the private garden area.

BEDROOM 1:

The spacious bedroom boasts tall ceilings and wooden floorboards and picture railings. It features two built-in hanger storage units, each 2 feet wide, with additional storage above. A large southerly sash window with secondary glazing allows ample natural light to flood the room.



BEDROOM 2:

The wooden floors, tall ceilings, and period features continue into this versatile second bedroom, which can serve as an additional bedroom or a home office. Green views of Grove Hill Park are visible through the secondary glazed window.

BATHROOM:

The contemporary windowed bathroom includes a tall gas-fired towel radiator, a low-level WC, a 5-foot bathtub, and a 3-foot corner shower unit. It is partially tiled and finished with hard flooring for easy maintenance.

OUTSIDE:

The private, newly decked garden offers owners exclusive access to the residence from Grove Hill Road. It features outside storage via a shed, electric power points, and a water tap, creating a perfect space for entertaining and relaxing. Additionally, owners have access to extra storage in the form of a cellar, also accessible from Grove Hill Road.

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:

This location is particularly convenient, being just a short walk from Tunbridge Wells mainline station, which offers commuter services to London and the South Coast. It is ideally situated in a vibrant and bustling town centre, featuring the old High Street with its range of independent retailers, the historic Pantiles known for its pavement cafes, restaurants, and bars, and a modern shopping centre hosting many well-known high street brands. For those seeking more outdoor space, the flat is perfectly nestled between Grove Hill Park and Calverley Park, with immediate access to the latter from the road. The area boasts a wide selection of excellent local schools, including the renowned Claremont Primary School. Recreational facilities in the vicinity include golf, cricket, rugby, and tennis, while the surrounding commons and countryside are perfect for country pursuits.

TENURE: Leasehold with a share of the Freehold

Lease - 999 years from 25 March 2017

Service Charge - as and when maintenance is required any costs are split equally between the 3 apartments

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: B

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

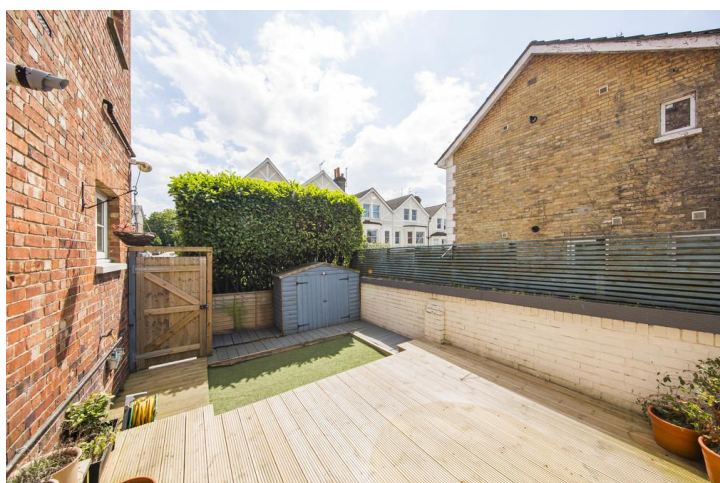
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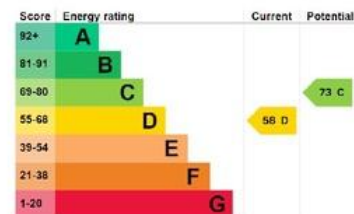
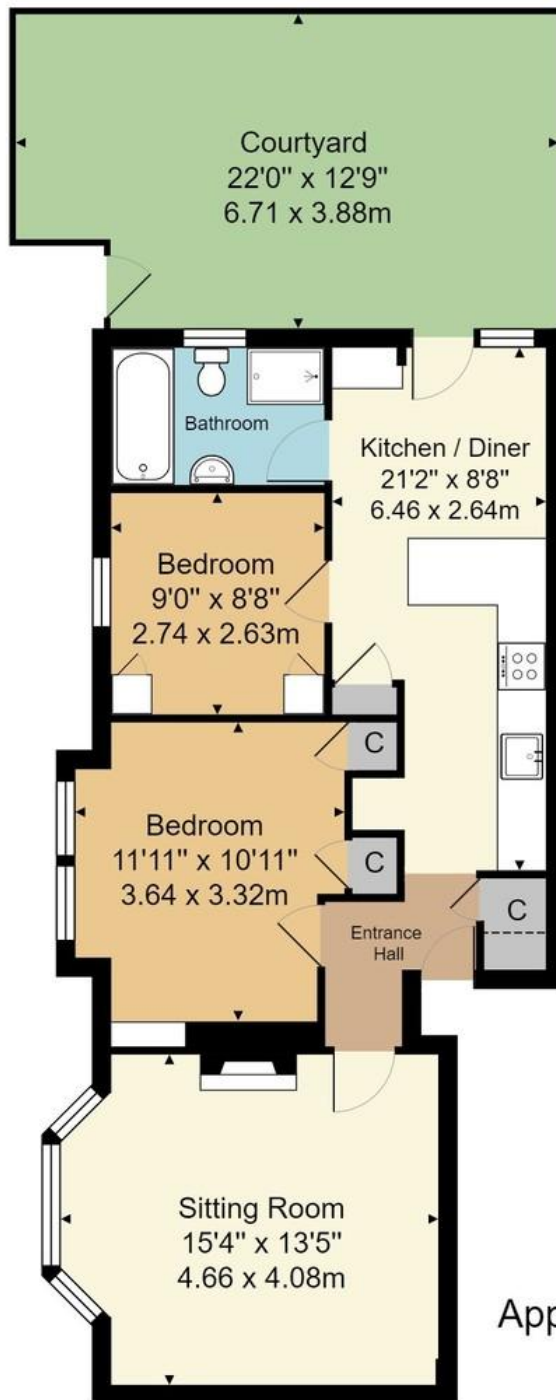
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Approx. Gross Internal Area
692 ft² ... 64.3 m²
(excluding courtyard)

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
 Associate London Office 02070 791568

