



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bed Ground Floor Apartment
- Beautiful Period Property
- Views Over Grove Park
- No Onward Chain
- Desirable Off Road Parking
- Energy Efficiency Rating: D

Guildford Road, Tunbridge Wells

£325,000

woodandpilcher.co.uk

22b Guildford Road, Tunbridge Wells, TN1 1SW

This beautiful, spacious ground floor apartment is set within a handsome period property in a popular location within the town centre. It enjoys enviable views over Grove Park and is a short walk to the High Street and main line station. As you would expect with a period property it has well proportioned rooms with high ceilings and tall sash windows making it a very light and open apartment. It also has the advantage of off road parking which can be hard to find in this central area.

Steps to **COMMUNAL ENTRANCE HALLWAY**: Private door into:

ENTRANCE HALL:

Built in store cupboard, 'Travertine' stone floor, loft access for further storage, radiator.

SITTING ROOM:

A lovely bright room with sash bay window to the front and further sash window to the side. Feature fireplace with wooden surround, cast iron inset with feature tiling with marble hearth and gas fire. Shelving to side of fireplace, carpet, two radiators.

KITCHEN/DINING ROOM:

A further good sized room with a range of base and drawer units with a complementary wooden worktop and stainless steel splashback. Belfast sink with mixer tap, built in washing machine and dishwasher. Built in oven and microwave. Five ring gas hob with extractor hood over. Space for fridge/freezer. 'Travertine' tiled floor, radiator. Sash bay window to side.

BEDROOM:

A large double bedroom enjoying beautiful views across Grove Park. There is a large sash bay window to the rear. Built in wardrobe, two radiators, carpet. This bedroom could also be used as the sitting room if the buyer preferred.

BATHROOM:

A white suite comprising of a 'P' shaped bath with shower over, pedestal wash hand basin, low level wc. High level store cupboard, wall mounted gas central heating boiler. Part tiling to walls, heated towel rail, radiator. Sash window to rear.



PARKING:

There is a parking area to the side of the building for the exclusive use of the residents.

SITUATION:

The property is situated in the heart of Royal Tunbridge Wells surrounded by a number of local parks and shopping areas which include the old High Street with its selection of independent retailers, cafes and restaurants, Hoopers Department Store and the Pantiles, particularly known for its pavement cafes and bars. A little further to the north is where you will find the Royal Victoria Place Shopping Mall and Calverley Road precinct, home to many of the national retailers. There are two theatres, a selection of sports clubs to cater for golf, cricket, rugby and tennis. The main line station has fast and frequent services to both London termini and Hastings on the south coast and there are excellent local schools catering for a wide range of age groups.

TENURE:

Leasehold with a Share of the Freehold

Lease 198 years from 25 December 1965

Service Charge - currently on an as and when required basis

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:

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

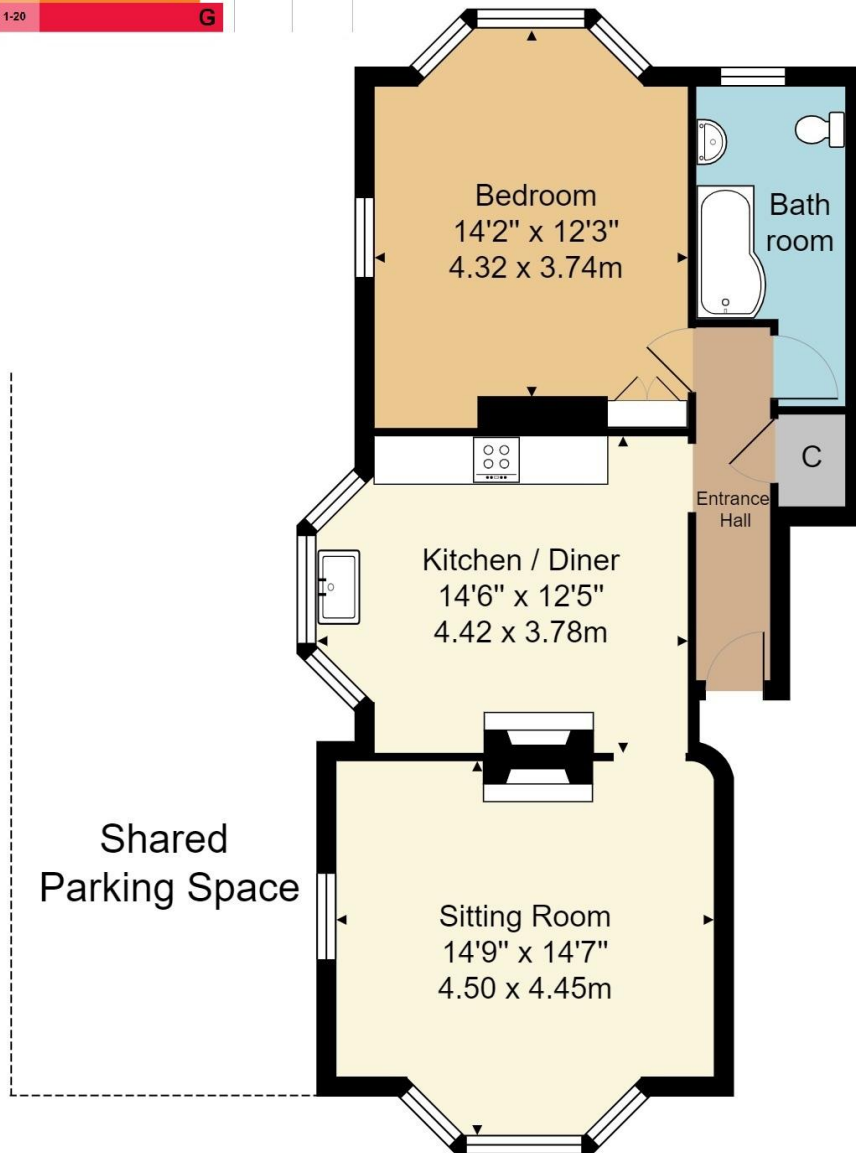
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Rights and Easements - Shared Parking Area



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	76 C
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 673 ft² ... 62.6 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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