



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bed Contemporary Apartment
- First Floor Location
- En-Suite to Master Bedroom
- Open Plan Lounge/Dining Room
- Private Shared Parking
- Energy Efficiency Rating: B

Jackwood Way, Tunbridge Wells

OFFERS IN EXCESS OF £225,000

woodandpilcher.co.uk

Apartment 7 Railway House, Jackwood Way, Tunbridge Wells, TN1 2GD

Located on Jackwood Way - a central but peaceful residential road in Tunbridge Wells, a well presented and open plan styled two bedroom first floor apartment. Well maintained by the current owners, it benefits tremendously from not only the care that has been afforded the property but also an en-suite facility to the main bedroom, a further good sized second bedroom and a large open plan principal lounge and dining area open indirectly to a contemporary styled kitchen. The property enjoys the benefits of private shared parking and use of communal gardens to the side of the block.

Access is via a solid door to:

ENTRANCE HALLWAY:

Carpeted, wall mounted entry phone, higher level wall mounted electrical consumer unit, areas of fitted coat hooks, free standing monitor/ thermostat. Doors leading to:

BEDROOM:

Carpeted, radiator. Space for a bed and associated bedroom furniture. Double glazed window to the front with a fitted roller blind.

MASTER BEDROOM:

Of an excellent size with good space for a double bed and associated bedroom furniture. Carpeted, radiator. Double glazed windows to the front. Door to:

EN-SUITE SHOWER ROOM:

Walk-in shower cubicle with concertina glass door and single shower head over, low level WC, wall mounted wash hand basin with mixer tap over. Vinyl floor, part tiled walls, wall mounted mirror, wall mounted 'Dimplex' electric heater, extractor fan.

BATHROOM:

Low level WC, wall mounted wash hand basin with mixer tap over, fitted wall mirror, panelled bath with mixer tap over and single head shower above and fitted glass screen. Vinyl floor, part tiled walls, radiator, deep storage cupboard with areas of fitted shelving, extractor fan.

OPEN PLAN LOUNGE/DINING AREA:

Of a good size and with ample space for lounge furniture, table and chairs and entertaining. Carpeted, three radiators, various media points. Double glazed window to the rear. This is part open to:



KITCHEN:

Of a contemporary style with a range of wall and base units and a complementary work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated electric oven and inset four ring electric hob with extractor hood over. Space for a washing machine and fridge/freezer. Tiled floor, part tiled walls, wall mounted 'Glow worm' boiler. Double glazed windows to the rear.

OUTSIDE:

Residents have use of gated private shared parking and communal gardens to the side of the block.

SITUATION:

The property is located on Jackwood Way in central Tunbridge Wells. Jackwood is a no through road and to this end tends towards being a peaceful and private residential area as opposed to being a busier part of the town. It offers excellent pedestrian access to the top of town with the Royal Victoria Place shopping centre and Calverley Road precinct and also to the recently refurbished Grosvenor & Hilbert park with its sports pitches, café, areas of ancient woodland and water features. Tunbridge Wells itself has a wide selection of principally independent retailers, restaurants and bars between the Pantiles and Mount Pleasant with a further run along nearby Camden Road. The town has a number of sports and social clubs and two theatres, a good number of highly regarded schools at all levels and two main line railway stations offering fast and frequent services to London termini.

TENURE:

Leasehold

Lease - 125 Years From 27 June 2008

Service Charge - currently £1728.00 per year

Ground Rent - currently £250 for the first 25 years, increasing by £250 for each 25 years of lease.

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 650 ft² ... 60.4 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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