



**WOOD &
PILCHER**

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- Beautiful 1 Bed Apartment
- Iconic Building
- Ground Floor Situation
- Historic Pantiles Location
- Undercroft Permit Parking
- Energy Efficiency Rating: B

Linden Park Road, Tunbridge Wells

OFFERS OVER £300,000

woodandpilcher.co.uk

50 The Potteries, Linden Park Road, Tunbridge Wells, TN2 5FR

A beautifully presented ground floor apartment situated within this impressive purpose built development of apartments and Mews homes built in 2021 by Dandara Homes. Located in a prime position on the edge of the historic Pantiles area of the town centre it enjoys a smart forecourt opening into the stylish reception area where you will be greeted by the 24 hour concierge service. Internally the building enjoys a beautiful communal courtyard garden for residents to enjoy. The property itself has a contemporary style and offers a luxury finish offering the balance of the developers guarantee. The apartment can be found on the ground floor accessed by an internal corridor or via the residents courtyard.

Entrance into:

HALLWAY:

The apartment enjoys Amtico flooring throughout. Large built-in store cupboard housing air filtration unit, hot water tank and plumbing for a washing machine and dryer. Electric heater, downlights.

LIVING AREA:

A stylish area having a kitchen with a range of wall, base and drawer units with complementary worktop and 'Siemens' appliances to include built-in oven with electric hob and extractor hood over, built-in fridge/freezer and dishwasher. Part tiling to walls, downlights.

The living area enjoys double glazed patio doors out onto a private terrace facing the Common and an electric heater.

BEDROOM:

A double sized bedroom with double glazed window to front, electric heater, carpet.

BATHROOM:

A modern suite comprising panelled bath with drench head shower, mixer tap and shower handset, low level WC, wall mounted wash hand basin with mixer tap. Mirrored storage units with under lights, tiling to walls, tiled flooring, heated towel rail, downlights.



PARKING:

There is undercroft parking available at a cost of £100.00 per month.

SITUATION:

The ground floor apartment offers particularly good access to the Pantiles itself, but also to Tunbridge Wells' Common and a first class combination of independent retailers, restaurants and bars between running along Mount Pleasant, the old High Street, Chapel Place and the Pantiles. Also close at hand is Tunbridge Wells' main line railway station with its fast and frequent services to both London termini and the south coast. The main town centre of Tunbridge Wells is a little under a mile away with a wide range of primarily multiple retailers at the Royal Victoria Place and Calverley Road pedestrianized precinct and further opportunities at the North Farm Retail Park. The town has a very healthy range of theatres, clubs and bars, alongside well regarded sports clubs and societies.

TENURE:

Leasehold

Lease - 999 years from 1 January 2020

Block Service Charge - currently £1224.12 per year

Estate Service Charge - currently £1018.48 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:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

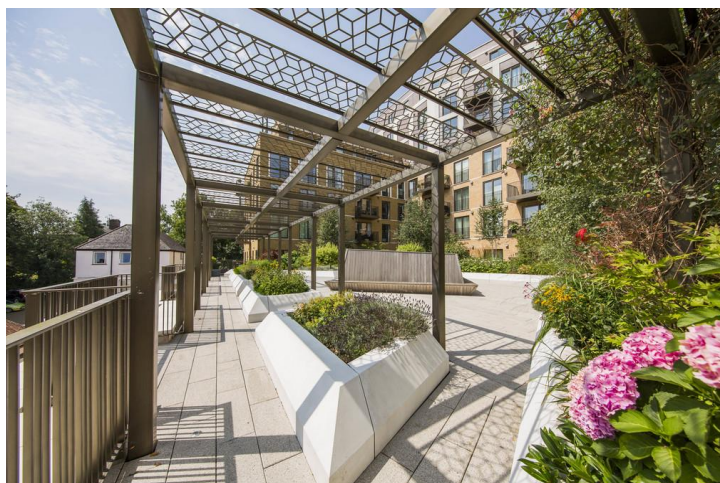
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

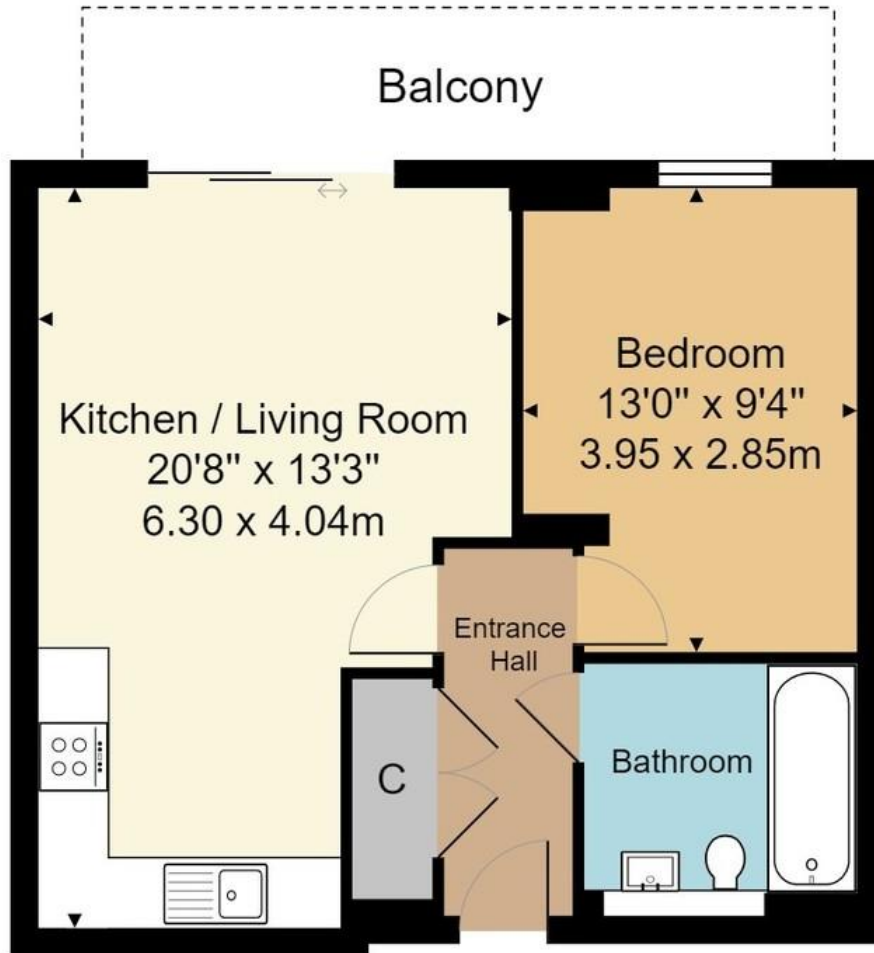
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Electric Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 470 sq. ft / 43.7 sq. m

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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