



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bed Ground Floor Apartment
- En-Suite & Bathroom
- Large Sitting Room
- Southerly Facing Communal Gardens
- Garage En-Bloc
- Energy Efficiency Rating: C

Calverley Park Gardens, Tunbridge Wells GUIDE £400,000 - £425,000

woodandpilcher.co.uk

1 Calverley Court, 8 Calverley Park Gardens, Tunbridge Wells, TN1 2JN

Offered as top of chain, a ground floor apartment in this peaceful but convenient location in central Tunbridge Wells. The property has three bedrooms - of which one has an en-suite shower room - a contemporary kitchen, a further family bathroom and a large principal reception room with good entertaining space and a patio accessed via French doors offering views over most attractive communal gardens to the rear. The property also enjoys a private garage en-bloc.

Steps down to communal entrance door.

COMMUNAL ENTRANCE HALL:

Door to flat and stairs/lift to all other floors.

ENTRANCE HALL:

Front door into flat with letterbox, spyhole and silver hardware, thermostat, radiator. Cupboard with shelving and consumer unit, further cupboard with shelving. Double doors into:

SITTING ROOM:

Double glazed window to side and double glazed double doors into garden with double glazed windows to either side. Two radiators, flame effect fireplace with marble inset and hearth.

KITCHEN:

Range of wall and floor cupboards and drawers with matching work surface and tiled splashbacks. One and a half bowl sink with mixer tap and drainer. Space for cooker, fridge/freezer, washing machine and slimline dishwasher. Double glazed window to side.

BEDROOM:

Double glazed window to front, radiator.

BEDROOM:

Two double glazed windows to front, radiator, built-in wardrobes.

EN-SUITE:

Fitted with a suite comprising corner shower cubicle with 'Triton' electric shower and tiled walls, WC, pedestal wash hand basin, heated towel radiator, radiator, extractor fan.

BEDROOM:

Double glazed window to front, radiator, built-in wardrobe and vanity unit.



BATHROOM:

Panel enclosed bath with mixer tap, WC, pedestal wash hand basin, heated towel rail, radiator, shaver point, tiled splashbacks, extractor fan.

OUTSIDE FRONT:

The property has the use of a garage en-bloc as well as visitors parking.

OUTSIDE REAR:

The property has a patio area accessed from the sitting room and use of southerly facing communal gardens.

SITUATION:

Calverley Park Gardens is an exceptionally convenient location approximately 0.8 of a mile from the station and centre of town being even closer to the northern part of the town where the principal shopping area includes the Royal Victoria Shopping Mall and Calverley Road Pedestrianised Precinct. In the lower part of the town you will find the Old High Street and the famous Pantiles where there is a further range of shops, boutiques and numerous restaurants and bars. There are highly regarded schools in the town including primary, preparatory and grammar for both boys and girls. Recreational amenities within the town include a sports and leisure centre, multi screen cinema complex, theatres, two golf courses, rugby, tennis club and gyms. The A21 is to the north of the town and provides a direct route to the M25 national motorway network. Trains to London Charing Cross, London Bridge and Cannon Street with travel time around 50-55 minutes.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 years from 25 December 1978

Service Charge - currently £2718.33 per year

Reserve Fund Charge - currently £244.63 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:

E

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		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 1062 ft² ... 98.7 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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