



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bedroom Apartment/Bungalow
- Offered as Top of Chain
- Offered with Share of Freehold
- Pretty, Private Gardens
- On Street Parking
- Energy Efficiency Rating: D

Queens Road, Tunbridge Wells

£245,000

woodandpilcher.co.uk

Flat 2, 85 Queens Road, Tunbridge Wells, TN4 9JY

Offered as top of chain, an intriguing private residence on one of St. Johns' premier roads. Simply unique, the property can be viewed in one of two ways - either as a semi detached share of freehold bungalow with private gardens or equally as a ground floor apartment (again with the same advantages of both the share of freehold and an attractive, enclosed gardens) - the choice will be up to the buyer! The property is located to the rear of a large period property and to this end enjoys both privacy and tranquillity whilst still remaining very much towards the centre of Tunbridge Wells with ready access to its many facilities. As currently arranged the property has an entrance hallway, a thoughtfully constructed kitchen with generous high level storage space, a further wet room/WC, a bedroom with fitted wardrobes and a lounge with good areas of fitted shelving and bookshelves and French doors opening onto a good sized patio and the private, enclosed garden beyond. The style of this property can perhaps only every be understood by visiting and we consider this unique, urban pied-à-terre may be entirely suitable for a number of different viewers. We would encourage all interested parties to make an immediate appointment to view.

Access is via a solid door with four inset opaque panels leading to:

ENTRANCE HALLWAY:

Tiled floor, radiator, loft access hatch. Doors leading to:

KITCHEN:

Fitted with a range of wall and base units and a complementary worktop. Inset single bowl sink with mixer tap over and tiled splashback. Space for freestanding electric/gas oven, space for washing machine. Integrated fridge. Tiled floor, areas of fitted shelving, cupboard housing a wall mounted boiler. Opaque windows to the side.

WET ROOM:

Two shower heads, low level WC, wall mounted wash hand basin with mixer tap over and storage below. Tiled floor, tiled walls, wall mounted electric shaver point. Inset spotlights to the ceiling, extractor fan. Opaque double glazed windows.

BEDROOM:

Wood effect flooring, radiator, space for bed and bedroom furniture. Two sets of windows to the side, areas of higher level ceiling, areas of fitted wardrobes with concertina doors.



LOUNGE:

Wood effect flooring, areas of fitted shelving to one wall, a bank of book shelves to the other wall, radiator. Windows to the rear and side with fitted blinds. French doors leading to a private rear garden.

OUTSIDE REAR:

The property enjoys ownership of an attractive and spacious private rear garden accessed from the lounge with a side gate returning to the front of the property and areas of wooden retaining hedging and fencing. There is a good sized patio area to the immediate rear of the property with space for garden furniture and for entertaining. The garden is principally set to lawn with deep and well stocked shrub and specimen tree borders. There is a further space to the side of the property with good potential for further external storage.

SITUATION:

The property is located towards the rear of a period property on Queens Road in the St. Johns quarter of Tunbridge Wells. It offers pedestrian access to the town centre with its range of principally multiple retailers and restaurants at the Royal Victoria Place shopping centre and associated Calverley Road with a wider range of independent retailers, restaurants and bars along Camden Road and between Mount Pleasant and the Pantiles. The town has a wide range of social facilities including a number of sports and social clubs and two theatres as well as two main line railway stations offering fast and frequent services to both London termini and the South Coast.

TENURE:

Leasehold with a share of the Freehold
Lease - 999 years from 5 April 2018
Service Charge - currently Ad Hoc 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:

A

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 | | 90 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Approx. Gross Internal Area 325 ft² ... 30.2 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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 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

