



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Top floor Apartment
- 2 Bedroom/Option for Extra Reception Room
- Tunbridge Wells Pantiles Location
- No Onward Chain
- Parking Permit Zone A
- Energy Efficiency Rating: E

The Pantiles, Tunbridge Wells

£250,000

woodandpilcher.co.uk

46C The Pantiles, Tunbridge Wells, TN2 5TW

Bright and spacious top-floor Grade II listed apartment with two bedrooms or an extra reception room. Refurbished in 2019 with modern features and period charm. Overlooking Tunbridge Wells Common, 0.4 miles from the station. No onward chain.

Overlooking Tunbridge Wells Common, this bright and spacious Grade II listed apartment perfectly blends historic charm with modern convenience.

Offering two bedrooms or the option for an additional reception room, the property was refurbished in 2019 and boasts an open-plan kitchen and dining area, a sleek modern bathroom, and period features like sash windows and decorative fireplaces.

Situated in The Pantiles, the historic social hub of Tunbridge Wells, you'll enjoy a vibrant lifestyle surrounded by boutique shops, art galleries, cafés, restaurants, and bars. Regular events, including farmers' markets, Christmas Markets, and Summertime "Jazz on the Pantiles," make this a truly unique and sought-after location.

Investor Guide: At £295,000 asking price and its previous 2021 rental income of £1350pcm, the property produces circa 5.5% Gross Yield.

Top floor apartment served by stairs (No lift access).

KITCHEN/DINING ROOM:

Open-plan living featuring light wood flooring, large sash windows, and a sleek shaker-style kitchen with integrated appliances. The neutral decor and modern lighting create a versatile room, perfect for living or entertaining.

BATHROOM:

A sleek, contemporary bathroom features a curved bath with a rainfall shower, a wall-mounted vanity, and light marble-effect tiling. Bright and airy, with natural light and discreet storage.

BEDROOM:

This large bedroom combines modern comfort with classic charm. Featuring two sash windows, built-in wardrobes, and a decorative cast-iron fireplace, it offers plenty of natural light and a cosy atmosphere, perfect for relaxation.

BEDROOM:

This inviting room features a charming bay window, a rustic fireplace mantel, and neutral decor, offering a bright and adaptable space ideal for use as a bedroom or additional living area.



PARKING:

Tunbridge Wells Borough Council Website advises Zone A Residents are allowed maximum of two parking permits per residency with additional visitors vouchers.

SITUATION:

Situated in the historic Pantiles of Royal Tunbridge Wells, 46 The Pantiles is part of an elegant row of mid-19th-century buildings that epitomise the Georgian architectural style, enhancing the area's timeless appeal.

The Pantiles remains a lively hub today, offering an array of specialist shops, art galleries, cafés, restaurants, and bars. Regular events, such as farmers' markets, Christmas markets, and the popular summertime Jazz on The Pantiles, draw both locals and visitors alike.

The area benefits from excellent transport links via Tunbridge Wells Mainline Station, with services to the South Coast and London termini. For outdoor spaces, the historic Tunbridge Wells Common, directly opposite, serves as a peaceful green retreat in the heart of the town. Everyday essentials are well catered for, with two large supermarkets within walking distance, while a diverse selection of shops can be found at the nearby Royal Victoria Place and along Calverley Road.

TENURE:

Leasehold

Lease - 125 year from 31 August 2012

Service Charge - Ask Agent

Ground Rent - currently £100.00 per year

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

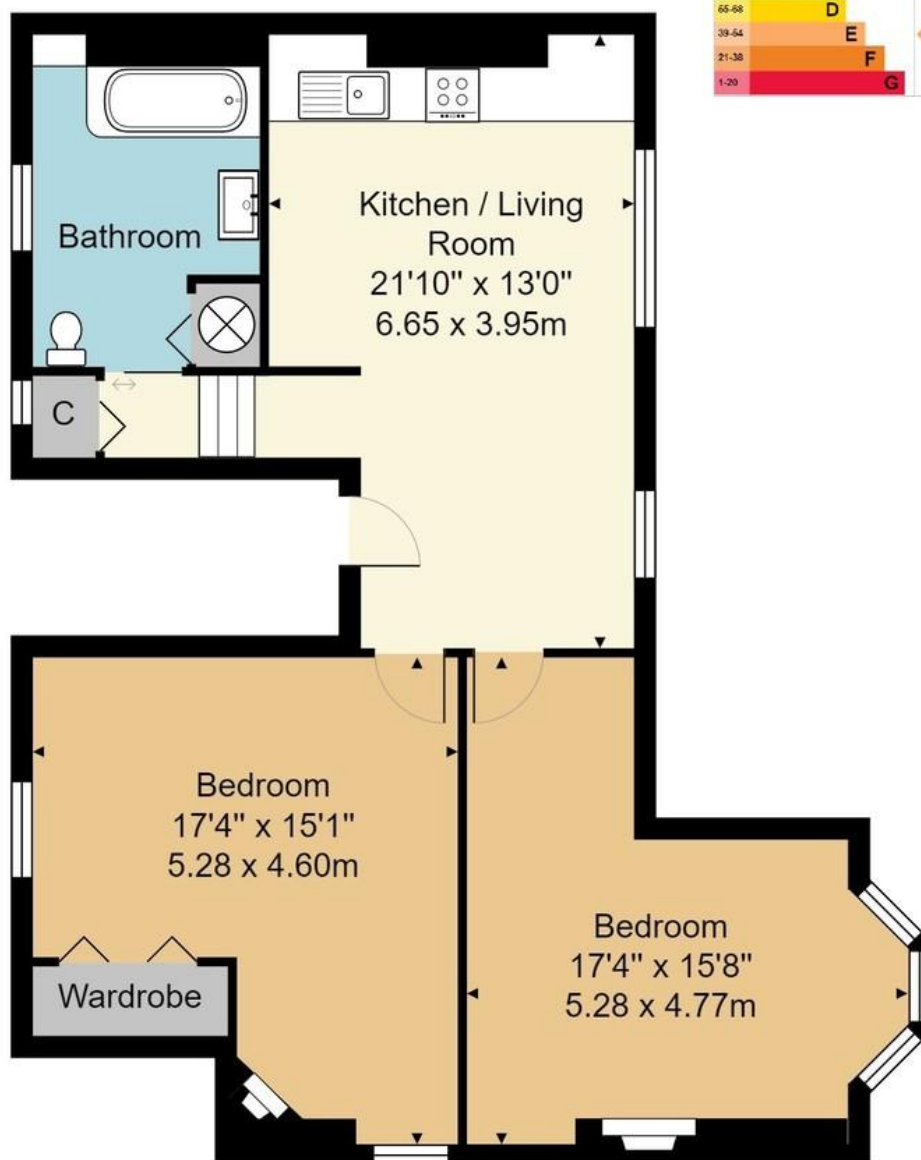
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Electric Room Heaters

Restrictions - Grade II Listed





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
65-68	D		
55-64	E	46 E	
21-54	F		
1-20	G		

Approx. Gross Internal Area 824 ft² ... 76.6 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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