

99 WARWICK PARK  
TUNBRIDGE WELLS - £750,000



WOOD &  
PILCHER

Sales, Lettings, Land & New Homes



# Apartment 5, 99 Warwick Park

Tunbridge Wells, TN2 5FD

**Entrance Hall - Open Plan Living Area With Feature Fireplace, Kitchen With Integrated Appliances & Two Balconies - Lobby Area - Cloakroom - First Floor - Master Bedroom With Dressing Area & En-Suite - Further Double Bedroom With En-Suite - Allocated Parking - Gym - Bike Store - Storage Room**

A spacious duplex apartment set in this desirable residential road in the Warwick Park area of town. Set in this purpose built apartment block the property has accommodation arranged over two levels with an open plan living area enjoying two private balconies and two double bedrooms both with en-suites on the upper level. The well appointed apartment enjoys underfloor heating throughout, an intercom entry phone system and secure under cover parking. It also enjoys no onward chain thereby streamlining the purchasing process.

## **ENTRANCE:**

Via secure gated access to communal front door. Stairs to first floor with private entrance to the apartment.

## **HALLWAY:**

Double glazed window to side, stairs to first floor, built-in cupboard housing underfloor heating controls, secure entry phone system, carpet.

## **OPEN PLAN LIVING AREA:**

A bright and spacious area with private balconies off both the sitting area and the dining area, both enjoying woodland views. The sitting area has a feature fireplace with gas fire, carpet throughout. A range of double glazed windows all round which along with the balcony doors provide a very bright aspect.





**Kitchen:** A good range of wall, base and drawer units with a complementary quartz worktop. Inset sink with mixer tap. Built-in oven, microwave, heating drawer and fridge/freezer. Inset gas hob and extractor fan over. Space for washing machine. Built-in dishwasher and tumble dryer. Concealed wall mounted gas central heating boiler. Tiled flooring.

**LOBBY AREA:**

Built-in cupboard housing the hot water tank. Door to:

**CLOAKROOM:**

Low level WC, pedestal wash hand basin.

**FIRST FLOOR:**

**MASTER BEDROOM:**

A spacious room with a feature window and shutters overlooking woodland area. Eaves storage, carpet. A good range of built-in wardrobes.

**DRESSING AREA:**

Velux window, built-in wardrobes, carpet.

**EN-SUITE:**

Jacuzzi bath, corner shower cubicle, inset wash hand basin with cupboard underneath, low level WC. Tiled flooring and walls. Double glazed window to side.

**BEDROOM 2:**

A further double bedroom with two Velux windows, built-in storage, carpet.

**EN-SUITE:**

Comprising of a corner shower cubicle, inset wash hand basin with cupboard underneath, low level WC. Heated towel rail, tiling to walls and floor, extractor fan.

**OUTSIDE FRONT:**

The property benefits from an allocated parking space in the secure under cover parking area. There is also a gym, bike storage and a storage room for residents to use.



### SITUATION:

The apartment is located in an attractive and upmarket residential address in central Tunbridge Wells. The apartment has particularly good access to both the railway station and the bottom end of town extending between the Pantiles and the top of Mount Pleasant Road where a good number of independent retailers, restaurants and bars are located. Beyond this the property has good access to Tunbridge Wells Common and the Grove Park. Tunbridge Wells main line railway station is a short distance away and offers fast and frequent services to both London termini and the south coast.

### TENURE:

Leasehold with a share of the Freehold

Lease - 999 years from 1 January 2007

Service Charge - currently £3838.00 per year

Reserve Fund - currently £2442.84 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:

F

### 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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Underfloor Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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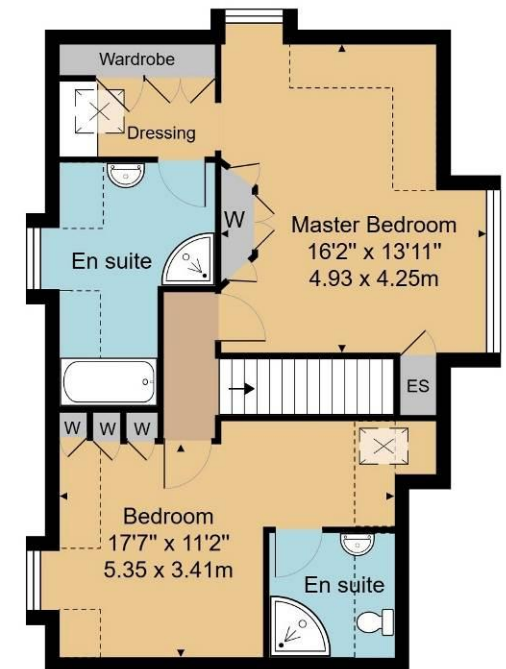
Email: [tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



**First Floor**



**Second Floor**

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

Approx. Gross Internal Area 1296 ft<sup>2</sup> ... 120.4 m<sup>2</sup>

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.