



**WOOD &
PILCHER**

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- Impressive Period Apartment
- Two Double Bedrooms
- Lovely Communal Gardens
- Share of Freehold
- Parking Space & Garage
- Energy Efficiency Rating: D

Ferndale, Tunbridge Wells

£350,000

woodandpilcher.co.uk

Flat 2, 33 Ferndale, Tunbridge Wells, TN2 3PD

Set within the desirable St. James quarter of Royal Tunbridge Wells this distinguished two bedroom apartment occupies part of the first floor of an imposing mansion style residence gracefully set back from the road and surrounded by beautifully maintained communal gardens. Offered with a share of freehold this elegant home showcases a wealth of original period features including high ceilings, ornate ceiling cornices, original pine interior doors and expansive sash windows that flood the rooms with natural light. The impressive living room is a particular highlight boasting a lovely marble fireplace with cast iron insert and enjoying a southerly aspect over the front gardens. The accommodation is both spacious and well proportioned with a modern gas central heating system. The characterful kitchen has been recently installed and enjoys picturesque treetop views over the communal gardens with two good sized bedrooms both with sash windows providing restful rooms. Further elevating the appeal of this home is the rare benefit of a private garage and an allocated parking space, both conveniently situated adjacent to the property's entrance. The building is set within well maintained communal grounds including a formal front garden and a woodland style rear garden providing a peaceful and private setting rarely found this close to town.

Accessed via rear external staircase to first floor. Door into:

COMMUNAL ENTRANCE HALLWAY:

Leading to private entrance door into:

ENTRANCE HALL:

An 'L' shaped hallway with built-in coat cupboard, carpet.

SITTING ROOM:

This impressive room enjoys large sash windows overlooking the gardens which have a southerly aspect to the front. It also has high ceilings and a feature marble fireplace with cast iron insert, radiator, carpet.

KITCHEN:

Recently installed with a range of wall and base cupboards including display cabinets with a complementary quartz worktop. Inset ceramic sink with mixer tap. Built-in oven with electric induction hob over. Built-in dishwasher with spaces for fridge/freezer and washing machine. Panelling to walls, vinyl flooring, radiator. Enjoying a view over the woodland style rear gardens.

MASTER BEDROOM:

A good sized double bedroom with sash window to front, carpet, radiator.

BEDROOM 2:

A further double bedroom with sash window to side, carpet, radiator.



BATHROOM:

A suite comprising panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin, low level WC, part tiling to walls, vinyl flooring. Two sash windows to side.

OUTSIDE:

There is access to communal gardens which surround the property and include a more formal garden to the front being mainly laid to lawn with decorative shrubs and mature tree screen providing privacy from the road whilst at the rear the garden takes the form of a more wooded area. The property is approached via a long driveway leading to a parking area adjacent to the property's entrance where there is a single parking space and continues onto the garage block where you will find a single garage allocated to this apartment with metal up and over door.

SITUATION:

The property is set within the much sought after St James quarter of Royal Tunbridge Wells particularly known for its excellent primary school, local church and approximately 1 miles distance to the main town centre where you will find the Royal Victoria shopping centre and Calverley Road pedestrianised precinct in addition to a wide selection of cafes, restaurants and bars. Further amenities are offered in the southern part of the town where you will find the old high street with its independent retailers, Tunbridge Wells main line station and the historic Pantiles famous for its colonnaded walkway and pavement cafes. There is also the choice of a second station located at nearby High Brooms. In addition to St James primary school there are excellent secondary schools both state and independent. Recreational amenities include wonderful local parks including Dunorlan with its boating lake which is approximately a 5 minute walk, whilst sporting clubs include cricket, rugby, golf and tennis.

TENURE:

Leasehold with a share of the Freehold
Lease - 999 years from 29 March 1976
Service Charge - currently £2400.00 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:

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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





Approx. Gross Internal Area 836 ft² ... 77.7 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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