



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Spacious 2 Bed Apartment
- Desirable & Peaceful Location
- Direct Access to Dunorlan Park
- No Onward Chain
- Undercroft Parking
- Energy Efficiency Rating: C

Kingswood Road, Tunbridge Wells

£375,000

woodandpilcher.co.uk

9 Kings Park, Kingswood Road, Tunbridge Wells, TN2 4XF

Situated in a desirable area close to the town centre and Dunorlan Park is this spacious ground floor apartment enjoying its own private garden as well as delightful communal gardens which offer an access onto the adjacent park. The apartment enjoys a bright aspect and has secure entry phone system, it has a ground floor position within the purpose built development. There is a spacious sitting room with doors opening on to its private garden which also leads into the separate dining room, there is a separate kitchen and two double bedrooms with the master bedroom having an en-suite bathroom in addition to a separate shower room. The property would benefit from some modernisation now but offers a quiet and desirable location within a short distance of the town centre and main line station. The property has no onward chain thereby streamlining the purchasing process.

ENTRANCE:

Via the communal hallway leading to the ground floor private entrance door to the property.

HALLWAY:

Two built-in store cupboards, entry phone system, radiator, carpet.

SITTING ROOM:

A bright and spacious room enjoying double glazed doors to the private patio and garden, further double glazed windows to side and rear. Feature fireplace with electric fire, two radiators, carpet. Doors into:

DINING ROOM:

Double glazed window to front, radiator, carpet.

KITCHEN:

A good range of wall, base and drawer units with complementary work top. Inset one and a half bowl sink with mixer tap. Built-in double oven, fridge/freezer and dishwasher. Inset electric hob with extractor hood over. Vinyl flooring, radiator. Double glazed window to side.

MASTER BEDROOM:

A double bedroom with built-in wardrobe, radiator, carpet. Double glazed window to front.

EN-SUITE:

Panelled bath, low level WC, bidet, pedestal wash hand basin, part tiling to walls, radiator.

BEDROOM 2:

A further double bedroom, built-in wardrobe with mirrored front, radiator, carpet. Double glazed window to front.

SHOWER ROOM:

A good sized shower room with shower cubicle, wall mounted wash hand basin, low level WC. Part tiling to walls, radiator, carpet.



PARKING:

The property enjoys an allocated parking space within the undercroft area and there is further visitor parking close by.

OUTSIDE:

The property benefits from its own private garden as well as delightful communal gardens which offer an access onto the adjacent park.

SITUATION:

Kings Park forms part of a popular and upmarket development adjacent to Dunorlan Park, just off of Kingswood Road in the St. Peters quarter of Tunbridge Wells. It is a peaceful and private location but still offering good access to Tunbridge Wells town centre as well as the Bupa Hospital on nearby Kingswood Road. Dunorlan Park is famous as a local beauty spot with good walking and recreational areas and forms a lovely and peaceful buffer around the development. Tunbridge Wells itself has a wide range of social, retail and educational facilities including a number of sports and social clubs, a host of primarily multiple retailers in the Royal Victoria Place Shopping Mall and nearby North Farm Retail Park with an impressive run of independent retailers, restaurants and bars located principally between Mount Pleasant and the Pantiles. The town has a mainline railway station offering fast and frequent services to both London termini and the South Coast.

TENURE:

Leasehold

Lease - 125 years from 1 January 1990

Service Charge - currently £2780.00 per year

Ground Rent - currently £540.00 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:

F

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

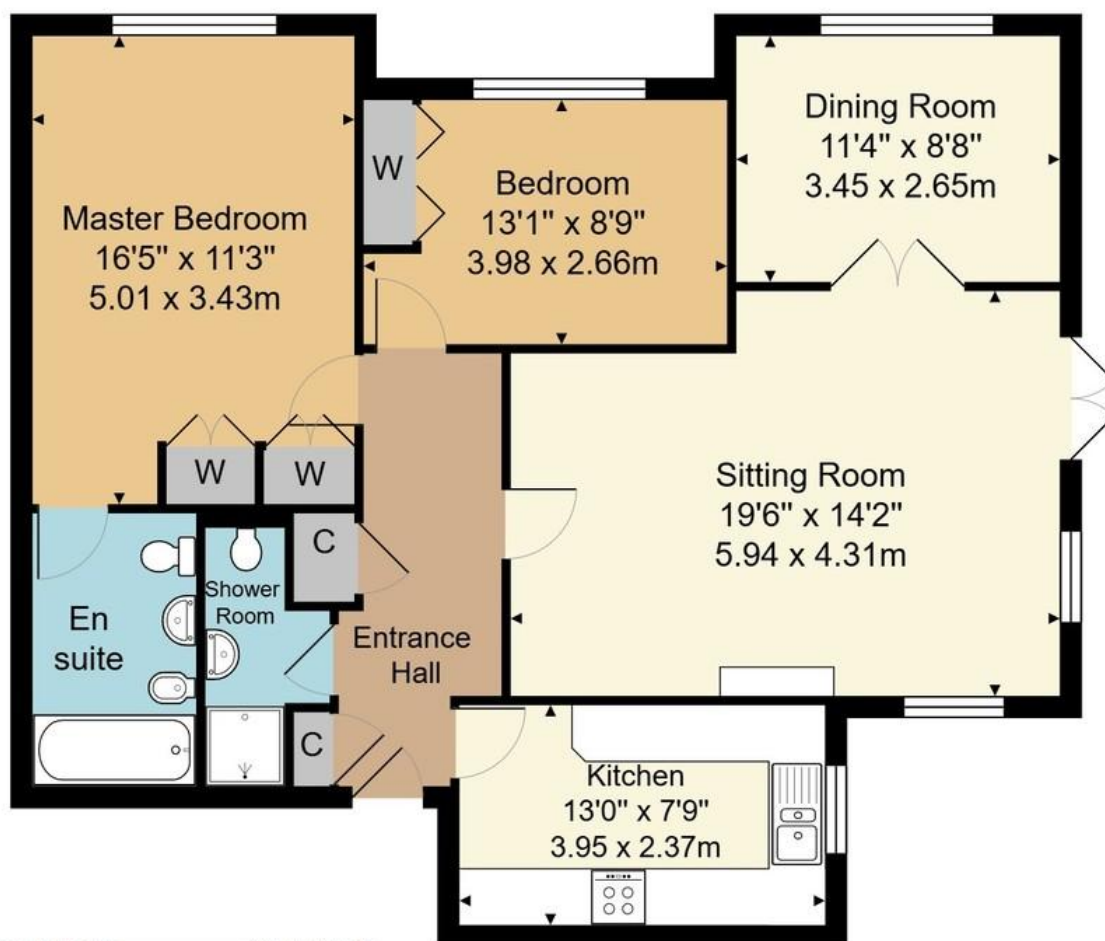
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Approx. Gross Internal Area 974 ft² ... 90.5 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

