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PILCHER**

*Sales, Lettings, Land & New Homes*



- Beautiful 2 Bedroom Apartment
- Lovely Views Over Town
- Offered As Top Of Chain
- Excellent Room Sizes
- Garage & Residents Parking
- Energy Efficiency Rating: D

**Mount Ephraim, Tunbridge Wells**

**GUIDE £375,000 - £400,000**

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## 55d Mount Ephraim, Tunbridge Wells, TN4 8BB

Enjoying extremely attractive views across central Tunbridge Wells from St. James to the Village, a beautifully presented top floor period apartment with a share of freehold, use of communal gardens and both residents parking and a private garage. The light and spacious property has excellent room sizes throughout including two double bedrooms - one with an en-suite shower - and an especially large lounge, again with views. It also enjoys freshly fitted carpets, a roll top bath and is offered as top of chain. The property enjoys use of pretty communal gardens to the rear, has sole use of a garage en bloc and the right to further parking at the front of the building (on a first-come-first-served basis.) A glance at the attached floorplan and photographs will give an indication as to both the size and quality of this proposition. Unsurprisingly, we would suggest making an immediate appointment to view.

Access is via a solid door to:

### LARGE ENTRANCE LOBBY AREA:

Recently fitted carpets, inset spotlights to ceiling, loft access hatch, feature radiator, wall mounted thermostatic control and wall mounted entry phone. Door leading to:

### KITCHEN:

Fitted with a range of wall and base units with a complementary polished granite work surface. One and a half bowl stainless steel sink with mixer tap over. Integrated fridge and integrated slimline dishwasher. Integrated 'Bosch' electric oven, inset four ring 'Bosch' gas hob with feature extractor over. Feature flooring, good general storage space, radiator, tiled splashback, inset spotlights to the ceiling.

### LOUNGE/DINING ROOM:

Of a particularly good size and with recently fitted carpets, two feature radiators, cornicing, inset spotlights to the ceiling, telephone point. Feature cast iron fireplace with wooden mantle and surround and tiled hearth. Ample space for lounge furniture and for entertaining and also for dining room furniture. Shallow feature bay window to the front comprised of three sets of windows, again with far reaching views over Tunbridge Wells and a further dual aspect sash window to one side with additional excellent views.

### INNER LOBBY AREA:

Recently fitted carpets, loft access hatch, inset spotlights to the ceiling, cornicing. Door to a cupboard housing the electric hot water cylinder with further areas of fitted shelving. Doors to:

### BEDROOM:

Of an excellent size and with ample room for a large double bed and associated bedroom furniture. Recently fitted carpets, radiator, inset spotlights to the ceiling, areas of cornicing. Period sash window to the side with fitted roller blind.

### BEDROOM:

Of an excellent size and with ample room for a double bed and associated bedroom furniture. Radiator, inset spotlights to the ceiling, cornicing. Dual aspect Georgian style double glazed windows to both side and rear with views over communal gardens and neighbouring properties.





**EN-SUITE:**

Shower area with a single head shower with sliding glass screens, feature tiled floor, wall mounted towel radiator, extractor fan.

**BATHROOM:**

Feature pedestal wash hand basin with taps over, feature roll top bath with mixer tap over and single head shower attachment, low level WC. Feature radiator, vinyl flooring, areas of wooden panelling with further areas of tiled walls, wall mounted mirror, inset spotlights to the ceiling. Opaque Georgian style sash window to the side.

**OUTSIDE:**

The property enjoys use of pretty communal gardens to the rear, has sole use of a garage en bloc and the right to further parking at the front of the building on a first-come-first-served basis.

**SITUATION:**

The property enjoys a most central and convenient location on Mount Ephraim. Whilst seemingly 'removed' from the town because of its top floor position and views, the property is very much part of Tunbridge Wells and enjoys great proximity to both the Common and to the bars and restaurants at the nearby junction of Mount Ephraim and London Road. The town centre is only a short downhill walk away. There is a comprehensive range of shopping facilities at both the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianised precinct. The Pantiles and old High Street too, are accessed via the Common. The town has main line stations offering fast and frequent service to both London and the south coast. Tunbridge Wells is justifiably famous for its independent retailers and restaurants, for the Pantiles, the Common and for its architecture - much of which is clearly visible from the apartment.

**TENURE:**

Leasehold with a share of the Freehold

Lease - 999 years from 1 January 1972

Service Charge - currently £2950.95 per year

Ground Rent - currently £10.00 per year (part of management fee)

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Approx. Gross Internal Area  
942 ft<sup>2</sup> ... 87.5 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.

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