



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Ground Floor 1 Bedroom Maisonette
- Exclusive Gated Development
- Private Patio, Communal Gardens
- Large Storage Cupboard
- Garage & Off Road Parking
- Energy Efficiency Rating: C

Grove Hill Road, Tunbridge Wells

GUIDE £250,000 - £275,000

woodandpilcher.co.uk

10 Mansion House Mews, Grove Hill Road, Tunbridge Wells, TN1 1SX

Located on the ground floor of this gated development in a most convenient and central Tunbridge Wells location, a one bedroom maisonette with its own private entrance, single garage en bloc, further parking space to the front of the garage and private patio area with communal gardens beyond. The property offers almost immediate access to the main line railway station, Old High Street and Pantiles, where one finds many of the most popular and independent preferred retailers, restaurants and bars in. Beyond this, both the Grove and Calverley Grounds parks sit equally close. A glance at the attached floorplan will give an indication as to the style of this property - what will be less readily apparent is the fact that the gated entrance provides a very good separation between the town and the property, parking in this area is extremely valuable and useful and furthermore the availability of communal gardens, again is a rare advantage in this very central location. The property has been well cared for over the years with a good-sized bedroom and appealing open plan lounge/kitchen/dining area with French doors onto the patio. An attractive property at a competitive price - we would encourage all interested parties to make an immediate appointment to view.

Access is via a solid door to:

ENTRANCE HALLWAY:

Carpeted, radiator, wall mounted burglar alarm panel, cornicing, inset LED spotlights, smoke alarm, wall mounted thermostatic control. Doors to a large cupboard with ample space for white goods and further general storage with areas of fitted shelving, tiled floor, cornicing and inset spotlight to the ceiling, wall mounted electrical consumer unit.

BEDROOM:

Carpeted, radiator, cornicing, inset LED spotlights. Space for a good-sized double bed and associated bedroom furniture. Double glazed sash window to the front with a fitted blind.

BATHROOM:

Panelled bath with fitted glass screen, mixer tap over and single head shower, low level WC, wall mounted wash hand basin with mixer tpa over and storage below. Feature tiled floor, tiled wall, wall mounted towel radiator, inset spotlights to the ceiling, extractor.

OPEN PLAN LOUNGE/DINING & KITCHEN AREA:

Lounge: Carpeted, radiator, various media points, cornicing, inset spotlights to the ceiling. Good space for lounge furniture and for entertaining. Georgian style double glazed French doors with fitted blinds leading to a rear patio area set to low maintenance paving with communal garden beyond.



Kitchen & Dining Area: Wood effect flooring, fitted dining table with space for up to four people. A contemporary style kitchen with a complementary work surface. Single bowl sink with mixer tap over. Lower-level integrated electric oven and inset four ring 'Siemens' hob with extractor hood over. Space for fridge/freezer and integrated slimline dishwasher. Tiled walls, inset spotlights to the ceiling, good general storage space. Wall mounted boiler inset to cupboard with storage below, radiator. Double glazed sash windows to the rear with fitted blinds.

OUTSIDE FRONT:

The property is accessed from Grove Hill Road via a private, gated footpath. The property enjoys use of a private garage which is in the detached building facing the front door and is the first to the right of the red door.

SITUATION:

The property is located in central Tunbridge Wells yet affords some peace from the hustle and bustle of everyday activities by nature of its gated development. The main line railway station, Old High Street and Pantiles are readily accessible with their excellent range of independent retailers, restaurants and bars. The Royal Victoria Place shopping centre and a run of further multiple retailers are again within good striking distance. Tunbridge Wells itself has an excellent mix of social facilities, including two theatres, a number of sports and social clubs and is rightly renowned for its individual architecture and excellent areas of green space including the nearby Common.

TENURE:

Leasehold

Lease 150 years from 29 September 2003

Service Charge - currently £1493.44 per year

Ground Rent - currently £300.00 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:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

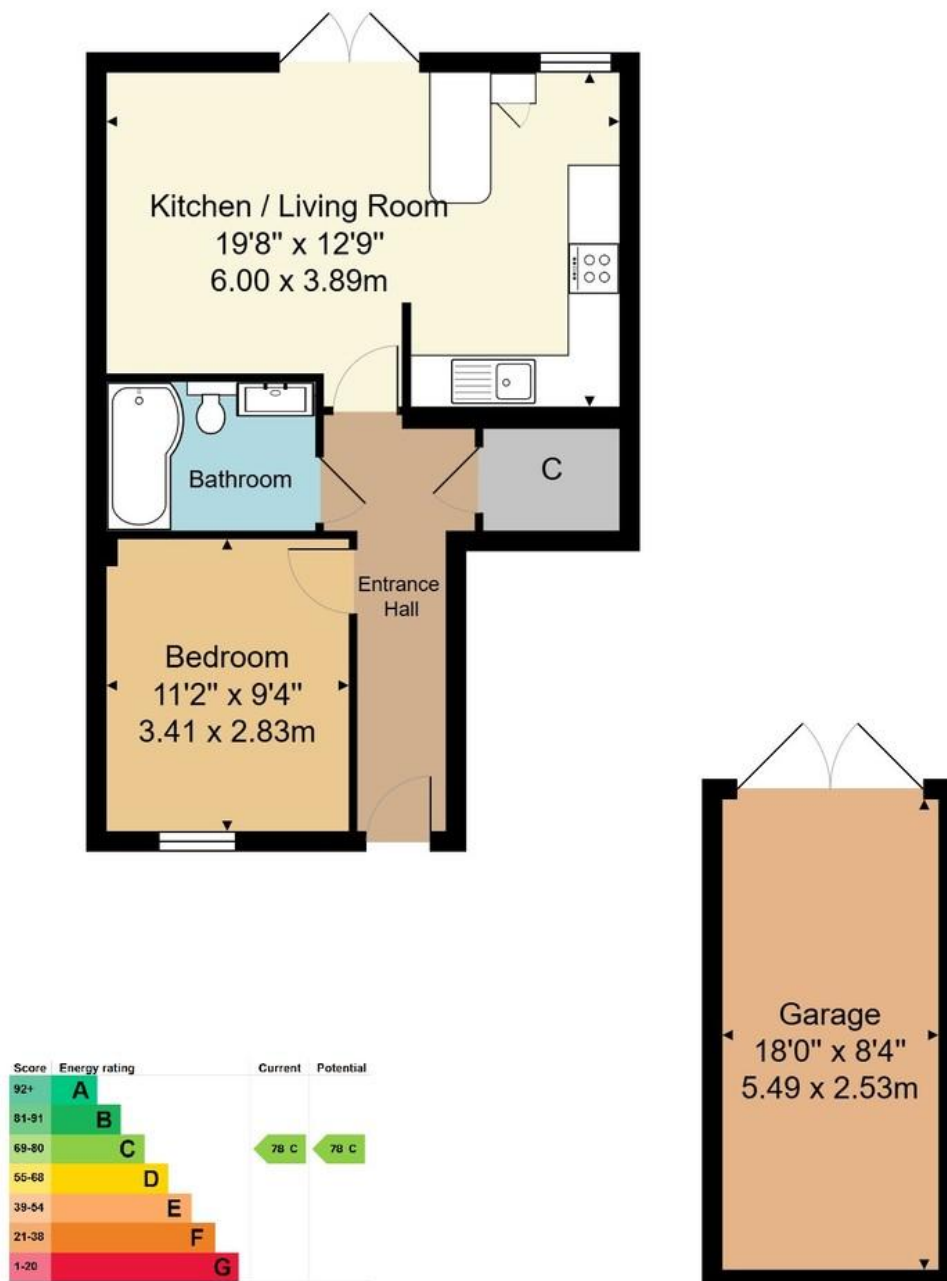
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





House Approx. Gross Internal Area 495 sq. ft / 46.0 sq. m
Garage Approx. Internal Area 149 sq. ft / 13.9 sq. m

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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