



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Apartment
- Two Bedrooms
- Development for over 55's
- Communal Landscaped Gardens
- Residents Parking
- Energy Efficiency Rating: C

Kingswood Road, Tunbridge Wells

£265,000

woodandpilcher.co.uk

15 Park House, Kingswood Road, Tunbridge Wells, TN2 4BP

Park House is a luxury development of just 40 apartments offering the over 55's an ideal stress free retreat. This particular two bedroom apartment is set within an impressive three storey residence close to glorious parkland with the apartment finished to a very high standard providing the owners the facility for independent living. The property includes a well proportioned kitchen with electric oven and hob, washing machine and fridge/freezer, bathroom with white suite and an additional shower room en-suite to the master bedroom. A gas fired central heating system with communal boiler with radiators throughout the property, double glazed windows, fitted carpets and living space with French doors opening to a Juliet balcony. Communal areas provide the ideal place to meet neighbours or socialise with guests. There is a guest suite available for visitors at a small cost per night and laundry room available for the use of the residents. Externally there is parking on a first come, first served basis with pretty landscaped gardens providing a peaceful retreat without the hassle of maintenance.

The accommodation comprises. Security entrance door to communal hallway with a choice of lift or stairs to the first floor where the apartment is situated. Private entrance door leading to:

ENTRANCE HALL:

Entry phone, telephone point, power points, built-in cupboard containing a large hot water cylinder.

LIVING ROOM:

Two single radiators, central heating thermostat, TV point, power points. Double glazed French doors open onto a forward facing Juliet balcony. Open aspect to:

KITCHEN:

Fitted with a comprehensive range of modern wall and base units with bar handles and stone worktops. Stainless steel one and a half bowl single drainer sink unit with mixer tap. 'Bosch' washing machine, fridge/freezer and electric oven. 'John Lewis' electric hob with stainless steel splashback and filter hood above. Vinyl flooring, power points, extractor fan.

BEDROOM 1:

Window to front, single radiator, power points.

EN-SUITE SHOWER ROOM:

White low level WC, counter sunk wash hand basin with mixer tap, shower cubicle with plumbed in shower and tiled surrounds, vinyl flooring, extractor fan.



BEDROOM 2:

Window to front, single radiator, power points.

BATHROOM:

White suite comprising of a panelled bath with plumbed in shower over, glazed shower screen, counter sunk wash hand basin, low level WC, tiled surrounds, chrome towel rail/radiator, wall mounted mirror, vinyl flooring, extractor fan.

OUTSIDE:

There are attractive landscaped communal gardens surrounding the property with good areas of lawn and well stocked borders. There is also parking to the front of the main building on a first come, first served basis.

SITUATION:

The property is located in the St. Peters quarter of Tunbridge Wells on Kingswood Road which offers a modest walking distance to Dunorlan Park, immediate proximity to both Kingswood Doctors Surgery and the Nuffield Hospital and level access to the town centre some 0.5 mile distant. Tunbridge Wells itself has a wide range of social and retail facilities including a number of sports, social clubs and two theatres and a host of independent retailers, restaurants and bars between the Pantiles and Mount Pleasant and further multiple offerings at the Royal Victoria Place and North Farm. The town has two main line railway stations offering fast and frequent services to both London termini and the South Coast.

TENURE:

Leasehold

Lease - 299 years from 24 June 2010

Service Charge - currently £2680.50 per year

Ground Rent - currently £250.00 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:

D

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

Restrictions - Age Restricted Over 55's



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 632 ft² ... 58.7 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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 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
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