



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Well Presented Apartment
- One Bedroom
- No Onward Chain
- Town Centre Location
- Allocated Parking
- Energy Efficiency Rating: C

Lansdowne Road, Tunbridge Wells

£220,000

woodandpilcher.co.uk

Flat 6 Lansdowne Place, 29 Lansdowne Road, Tunbridge Wells, TN1 2NQ

A fantastic opportunity to own a one bedroom apartment in a central location that also has the advantage of an allocated parking space. The property is light and airy with an impressive entrance hall staircase with a useful area for storing bicycles and a very bright landing area. It has been well cared for by the current owners and has just been redecorated throughout and had new carpets fitted.

There is a sitting room to the rear enjoying green views, a double bedroom, a separate kitchen with space for a small dining table and bathroom. There is a large eaves storage cupboard and a large walk-in wardrobe, the landing also has space for a small desk making it a bright study area. It also has the added bonus of no onward chain thereby streamlining the purchasing process.

Entrance via pathway to communal entrance, stairs to first floor. Private entrance door into:

HALLWAY:

There is an area at the bottom of the stairwell which is useful for the storage of pushchairs or bicycles. Stairs to the first floor to a bright and spacious landing area with three sash windows to rear and vaulted ceiling. Built-in eaves store cupboard, large walk-in wardrobe, intercom for communal entrance, potential space for work area. Sash windows to the rear, loft access, newly laid carpet, radiator.

SITTING ROOM:

Sash window to rear, carpet, radiator.

BEDROOM:

A double bedroom with sash window to side, laminate flooring, radiator.

KITCHEN:

Fitted with a range of wall, base and drawer units with complementary worktop. Built-in oven with inset electric hob. Washing machine, fridge/freezer, built-in cupboard housing wall mounted gas central heating boiler, laminate flooring, downlights, radiator. Sash window to front.



BATHROOM:

Fitted with a suite comprising of panelled bath with mixer tap and shower attachment over, low level WC, pedestal wash hand basin. Part tiling to walls, tiled floor, radiator extractor fan. Double glazed window to side.

OUTSIDE REAR:

To the rear is a communal car park with an allocated parking space for this apartment.

SITUATION:

Lansdowne Road is a particularly attractive central location with an impressive selection of detached Victorian villas. Whilst a residential area, it offers first class access to the top of Royal Tunbridge Wells town centre including Calverley Road and beyond this the pedestrianised precinct and Royal Victoria Place. The railway station is a modest walk away and offers fast and frequent services to both London and the south coast. Tunbridge Wells also has two theatres, a wide range of restaurants, cafes and bars. A selection of sports and social clubs and a number of highly regarded educational facilities at primary, secondary, independent and grammar levels.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 years from 29 September 1987

Service Charge - currently £1200.00 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:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

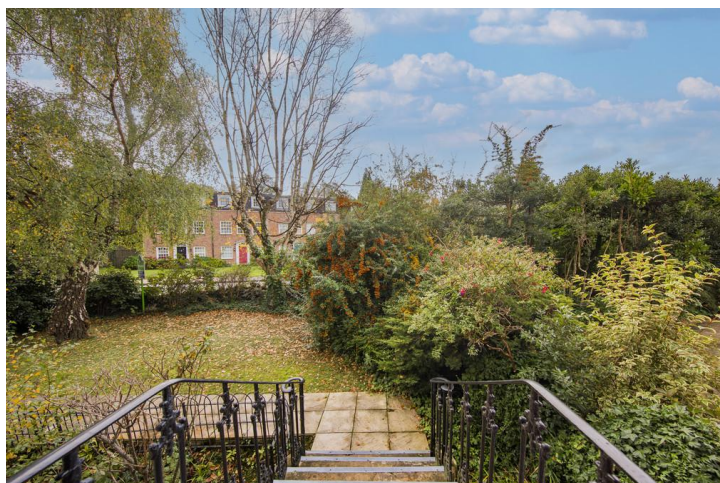
Broadband Coverage search Ofcom checker

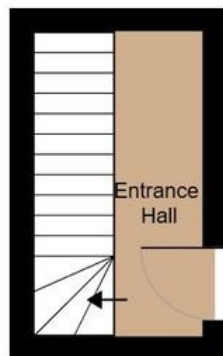
Mobile Phone Coverage search Ofcom checker

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

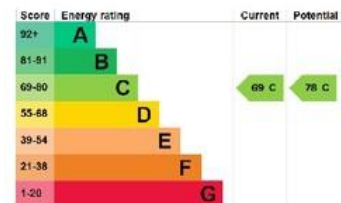
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Second Floor



First Floor

Approx. Gross Internal Area
696 ft² ... 64.6 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

