



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Period Conversion Apartment
- One Bedroom
- Vacant Possession
- Private Patio Area
- Allocated Parking for 2 Vehicles
- Energy Efficiency Rating: D

Broadwater Down, Tunbridge Wells

£235,000

woodandpilcher.co.uk

Flat 8, 36 Broadwater Down, Tunbridge Wells, TN2 5NX

This ground floor one bedroom apartment is tucked away within this substantial period building located within a very desirable tree lined road on the southern side of Tunbridge Wells. The property itself is offered with full vacant possession with additional features including double glazed, electric heating, kitchen complete with cooker and a good sized open plan living space. There is a modern bathroom with attractive wall tiling, and the large double bedroom has fitted wardrobes and direct access onto a small private patio area which in turn leads to the communal gardens. There is also the benefit of two parking spaces in tandem situated at the rear of the property. The property has been realistically priced to attract first time buyers and investors alike and should be viewed without delay.

The accommodation comprises. An external staircase from the side of the main building leads down to the ground floor where there is an entrance door into a small entrance hallway where you will find the private entrance door into this apartment leading to:

ENTRANCE HALL:

Wood effect flooring, power points, fuse box.

OPEN PLAN LIVING SPACE & KITCHEN:

A generous living area with two electric radiators, coved ceiling, wall lighting, wood effect flooring. Large former fireplace which has been blocked. Exposed brick recess fitted with recessed lighting and a stone hearth. Double glazed rear window.

The kitchen area has been fitted with a range of white high gloss wall and base units with work surfaces over. Stainless steel single drainer sink unit with mixer tap. Space for washing machine. Electric cooker. Wall cupboard housing the hot water cylinder. Wood effect flooring, ceiling spotlights, tiling adjacent to the worktops.

BEDROOM 1:

A good sized double bedroom, wood effect flooring, coved ceiling, electric radiator, wall lighting, power points. Large built-in wardrobe with sliding doors. Window to rear and double glazed door to a small private patio area with artificial grass which in turn leads to the communal gardens.

BATHROOM:

A white suite comprised of a panelled bath with electric shower over, pedestal wash hand basin with mixer tap, low level WC. Attractive wall tiling, tiled floor, electric towel rail, ceiling downlights, extractor fan.



OUTSIDE:

The private patio gives access to the communal gardens which are mainly laid to lawn with areas of decking for seating. The property also enjoys use of an allocated parking space to the rear of the property which is large enough to park two cars in tandem.

SITUATION:

The property is located on Broadwater Down to the southerly side of Tunbridge Wells. Broadwater Down itself has a good number of large period properties and equally large and peaceful gardens. The property offers good access to the southerly side of town which includes the Pantiles, Chapel Place, the Old High Street and Mount Pleasant where the majority of the towns best independent retailers, restaurants and bars can be located. The south side of town also includes Tunbridge Wells main line railway station with its fast and frequent services to London termini and the South Coast. Tunbridge Wells has further multiple retailers principally located at The Royal Victoria Place Shopping Precinct and associated Calverley Road, a wide range of sports and social clubs including two theatres and a particularly good number of highly regarded schools at primary, secondary, independent and grammar levels.

TENURE:

Leasehold

Lease - 189 years from 1 January 1974

Service Charge - currently £1800.00 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

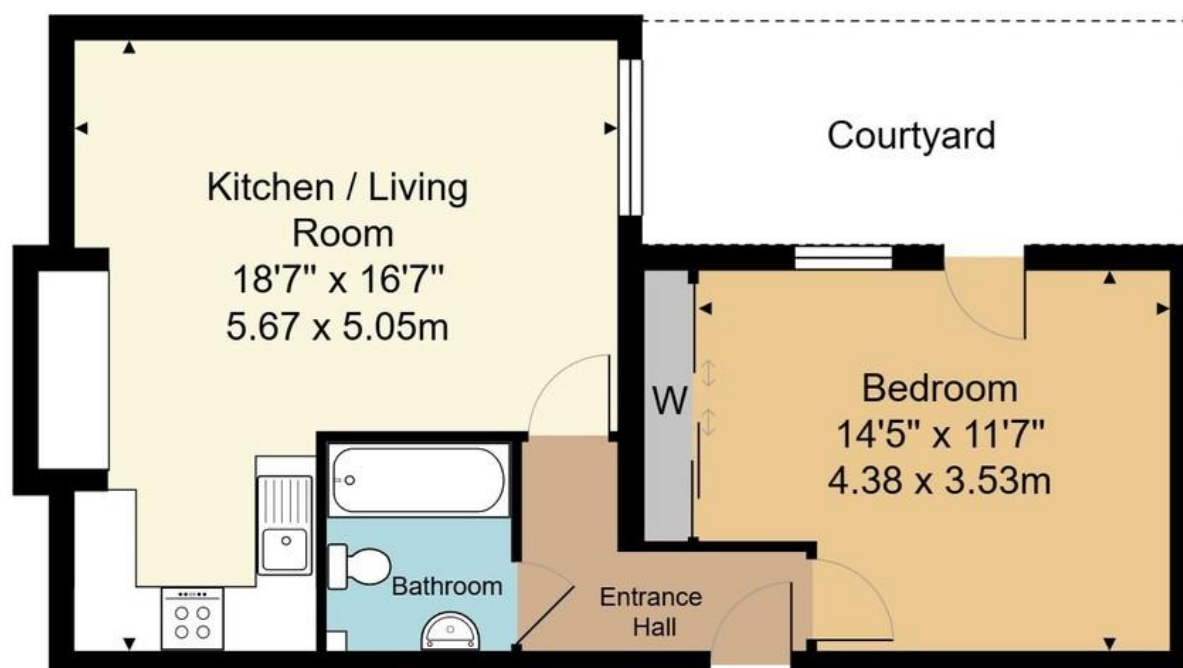
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Electric



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 510 ft² ... 47.4 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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