



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Two Bedroom Apartment
- Re-Decorated, New Carpets
- No Onward Chain
- Superb Town Centre Location
- Allocated Parking Space
- Energy Efficiency Rating: D

Lansdowne Road, Tunbridge Wells

£250,000

woodandpilcher.co.uk

Flat 12 Lansdowne Place, 29 Lansdowne Road, Tunbridge Wells, TN1 2NQ

A lovely two bedroom modern apartment which has been subject to both re-decoration and re-carpeting, set within a purpose built block offering spacious accommodation with the benefit of a town centre location, allocated parking and communal gardens. The property enjoys an entrance hallway, two double bedrooms, an open plan living area and modern bathroom. The town centre location is ideal for a short walk to the shops with amenities close by as well as the mainline station. There is no onward chain thereby streamlining the purchasing process.

ENTRANCE:

Via communal entrance doorway on the side into communal hallway, stairs to second floor. Private entrance door into:

INNER HALLWAY:

Built-in store cupboard housing the hot water tank, wall mounted intercom for access, electric wall mounted storage heater, carpet.

OPEN PLAN LIVING ROOM/KITCHEN:

Living Area: A spacious living area with double glazed bay window overlooking the communal gardens, carpet.

Kitchen Area: A range of base, wall and drawer units with complementary worktop. Inset sink and drainer with mixer tap. Oven with hob over and extractor fan. Built in fridge/freezer, built-in washing machine and built-in microwave. Laminate flooring to kitchen area. Electric wall mounted storage heater.

BEDROOM 1:

A double bedroom with built in wardrobes, electric wall mounted storage heater, carpet. Double glazed sash windows to rear.

BEDROOM 2:

Built-in wardrobe, electric wall mounted storage heater, carpet. Double glazed sash window to side.

BATHROOM:

Fitted with a white suite comprising of panelled bath with shower screen and electric shower over, low level WC, pedestal wash hand basin. Electric wall heater, laminate flooring, extractor fan. Double glazed sash window to side.



OUTSIDE REAR:

To the rear of the property is a residents car park where the property enjoys an allocated parking space as well as use of a resident's garden.

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 1988

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:

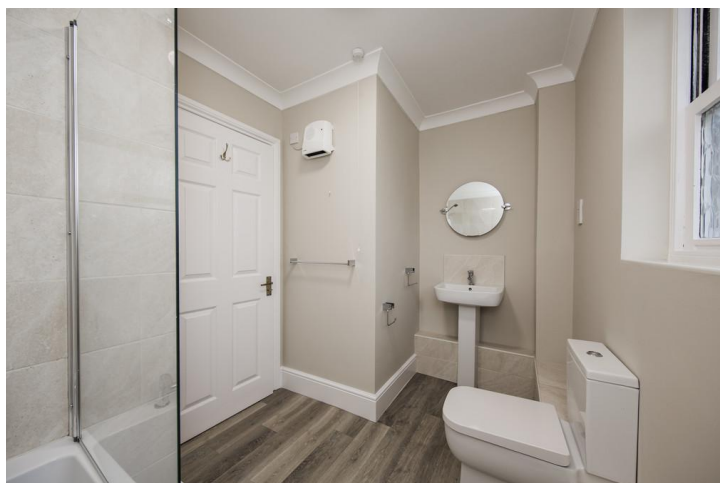
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

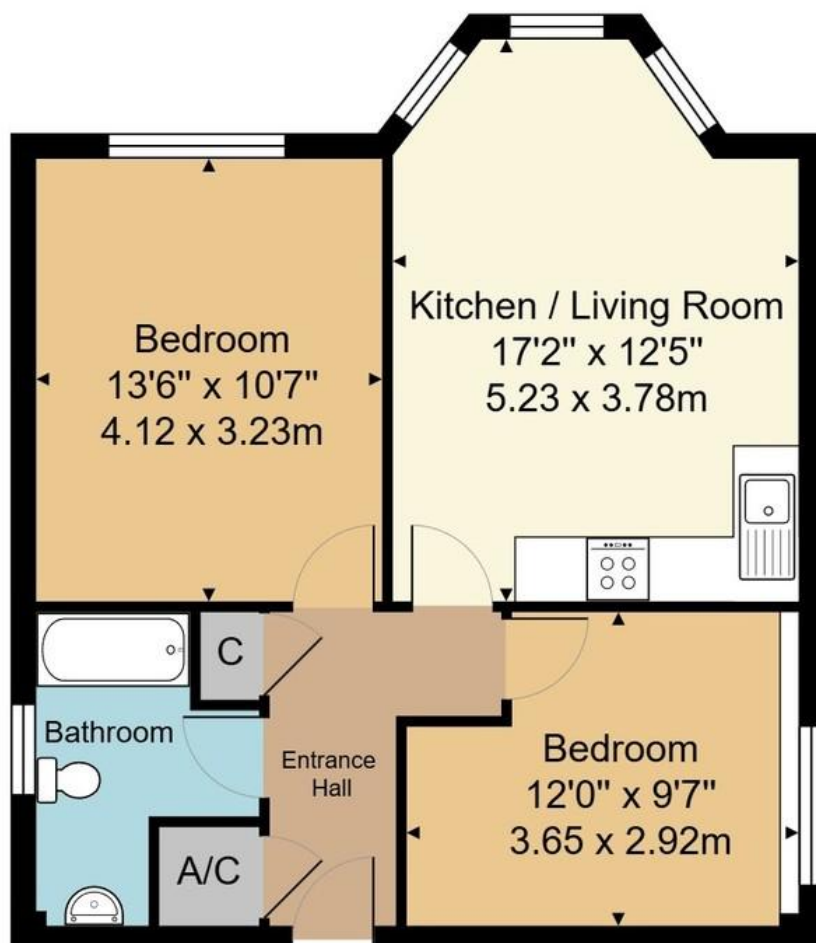
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Electric Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 572 ft² ... 53.2 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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