



WOOD &  
PILCHER

*Sales, Lettings, Land & New Homes*



- Ground Floor Apartment
- Open Plan Design
- Large Double Bedroom
- En-Suite To Bedroom
- Undercroft Parking Space
- Energy Efficiency Rating: C

**Culverden Park Road, Tunbridge Wells   GUIDE £200,000 - £215,000**

**11 Edison Court, Culverden Park Road, Tunbridge Wells, TN4 9TR**

Located on the ground floor of this attractive contemporary residential apartment block, an extremely well presented and spacious one bedroom apartment. The current owners have taken considerable care to present the property to the very highest of standards and it benefits tremendously from recent redecoration and the fitting of wood effect flooring in most areas. The property has an especially large open plan lounge/dining/kitchen area with excellent space for both lounge and dining furniture, with a further large and well appointed double bedroom with en-suite facility. There is a separate bathroom, good storage and the property enjoys the advantages of a single allocated parking space in the undercroft of the main development. Whether you are a downsize or perhaps a first time buyer this property affords an excellent location, generous living space and requires little work at all upon arrival. To this end we encourage all interested parties to make an immediate appointment to view.

Access is via a solid door to a wide reception.

**ENTRANCE HALLWAY:**

Areas of wood effect flooring, wall mounted alarm box, areas of fitted coat hooks, wall mounted telephone entry system. Door to a storage cupboard with areas of fitted shelving and good general storage space. Door to a further cupboard with inset hot water cylinder, wall mounted electrical consumer unit, areas of fitted shelving, coat hooks and good further general storage space. Door leading to:

**BATHROOM:**

Low level WC, wall mounted wash hand basin with mixer tap over, panelled bath with fitted glass shower screen, mixer tap over and single head shower. Vinyl floor, wall mounted towel radiator, part tiled walls, electric shaver point, inset spotlights to the ceiling, extractor fan.

**BEDROOM:**

Of an excellent size and with ample room for a a large double bed and associated bedroom furniture, wall mounted electric radiator. Door to a wardrobe with good general storage space, areas of fitted shelving and areas of fitted coat rails. Double glazed window with fitted blind. Door leading to:

**EN-SUITE:**

Low level WC, wall mounted wash hand basin with mixer tap over, large shower cubicle with single head shower and concertina glass shower doors. Vinyl floor, wall mounted towel radiator, part tiled walls, electric shaver point, mirror fronted wall mounted medicine cabinet, inset spotlights to the ceiling, extractor fan.

**LARGE OPEN PLAN LOUNGE/DINING/KITCHEN AREA**

Of an excellent size and with three sets of double glazed windows each with fitted blinds affording good levels of natural light given the rooms southerly aspect. Good areas of wood effect flooring, affording excellent space for both lounge and dining furniture and entertaining. Two wall mounted electric radiators, various media points, inset spotlights to the ceiling.



Fitted kitchen of a contemporary style with a complementary work surface, inset one and a half bowl sink with mixer tap over. Good general storage space. Integrated 'Siemens' electric oven with inset 'Siemens' electric hob, stainless steel splashback and extractor hood over. Integrated fridge, integrated freezer, integrated slimline dishwasher and integrated washing machine.

#### **OUTSIDE FRONT:**

The property enjoys sole use of an allocated parking space in the undercroft parking area. The development itself has attractive gardens effectively buffering the property from the town beyond.

#### **SITUATION:**

The property enjoys an extremely convenient location off Culverden Park Road and St Johns Road, just north of Royal Tunbridge Wells town centre. The area remains popular with new homeowners, down sizers and buy to let investors.

Tunbridge Wells town centre is less than a mile away offering a comprehensive range of shopping facilities at the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianized precinct. Tunbridge Wells has a main line station offering a fast and frequent service to both London and the south coast.

Beyond this the St Johns shops and restaurants are equally close with two Supermarkets, a host of independent retailers and excellent eating and drinking facilities. In general, the area is well served with good schooling both state and independent for children of all ages. Recreational facilities in the area include golf, cricket, lawn tennis and rugby clubs, a number of parks, local theatres, the Tunbridge Wells Sports and Indoor Tennis Centre and the out of town Knights Park Leisure Centre with its ten-pin bowling complex, multi-screen cinema and private health club. Tunbridge Wells is rightly renowned for the Pantiles, the Common, its architecture, a healthy mix of independent retailers and restaurants and parks, many of these are readily accessible from this property.

#### **TENURE:**

Leasehold

Lease - 125 years from 1 January 2005

Service Charge - currently £2168.60 per year

Ground Rent - currently £200.00 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:**

C

#### **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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Electric





Approx. Gross Internal Area 730 ft<sup>2</sup> ... 67.8 m<sup>2</sup>

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

OnTheMarket.com

THE GUILD  
PROPERTY  
PROFESSIONALS

rightmove

naei propertymark  
PROTECTED

arla propertymark  
PROTECTED

The Property  
Ombudsman

tsj  
APPROVED CODE  
TRADINGSTANDARDS.UK