



**CEDAR COURT, CULVERDEN PARK ROAD**

TUNBRIDGE WELLS - £199,950

Flat 21 Cedar Court, Culverden Park Road, Tunbridge Wells, TN4 9QX

Entrance Hall - Sitting Room With Doors To Rear - Re-Fitted Kitchen - Bedroom With Built-in Wardrobes - Shower Room - Private Patio Area - Parking On A First Come, First Served Basis

Set in an attractive purpose built development within the sought after Culverden area convenient to the town centre. This age restricted one bedroom ground floor apartment has the benefit of having access from the sitting room to its own private patio area, with the property's other features including double glazing, gas central heating, kitchen with oven and hob, wet room with plumbed in shower and bedroom with built-in wardrobes. There is also the additional benefit of residents parking as well as an allocated meeting room for coffees and socialising etc. This small development is always extremely popular and interested buyers should view without delay as this property is being offered with vacant position and no forward chain.

The accommodation comprises. Multi pained entrance door to:

**ENTRANCE HALL:** Coved ceiling, radiator, central heating thermostat, airing cupboard containing the hot water tank with immersion heater, large storage cupboard with light.

**SITTING ROOM:** Two single radiators, power points, coved ceiling, wall lighting. Double glazed patio doors open to the rear.

**KITCHEN:** Refitted with a range of wall and base units with work services over. Stainless steel single drainer sink unit with mixer tap. Space for washing machine, tumble dryer, fridge and freezer. Fitted electric hob and oven with filter hood above and glass splashback. Wood effect flooring, wall mounted 'Worcester' gas fired boiler. Window to front with fitted vertical blinds. Double glazed door to the terrace.



**BEDROOM:** Window to rear with fitted vertical blinds, single radiator, coved ceiling, built-in double wardrobes with cupboards above.

**SHOWER ROOM:** This has been designed as a wet room and includes a plumbed in shower with glass screen, level WC, wash hand basin with tiled splashback. Single radiator, window.

**OUTSIDE REAR:** To the rear of the property is a private patio area with conifer screening to provide privacy. Parking is available at the front of the development on a first come, first served basis.

**SITUATION:** The property enjoys an extremely convenient location off Culverden Park Road and St Johns Road, just north of Royal Tunbridge Wells town centre. 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 pedestrianised 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. 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 - 999 years from 25 March 1982  
 Service Charge - currently £3480.00 per year  
 Ground Rent - currently £199.92 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

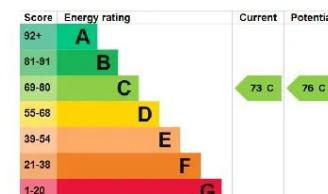
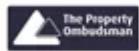
VIEWING: By appointment with Wood & Pilcher 01892 511211

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 - Gas Fired Central Heating  
 Restrictions - Age Restricted Over 50's

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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Approx. Gross Internal Area 593 ft<sup>2</sup> ... 55.1 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.