



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- First Floor Apartment
- Offered as Top of Chain
- Two Bedrooms
- Close to the Pantiles
- Resident & Guest Parking
- Energy Efficiency Rating: C

**Linden Park Road, Tunbridge Wells**

**£395,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

**15 Regency Hall, Linden Park Road, Tunbridge Wells, TN2 5QZ**

Offered as top of chain and located on the first floor of this purpose built block immediately adjacent to the Pantiles, a spacious two bedroom apartment with an en-suite bathroom, a large principal lounge/dining area, further shower room and two good sized bedrooms. The property has the real advantages of residents parking, a residents lift and communal gardens that surround the property and provide a buffer from the everyday hustle and bustle of town life. It should be stressed that the property is extremely centrally located and offers ready access to many of the best parts of Tunbridge Wells - but it is offered at a price far more affordable than many competing blocks in the area, and to this end we encourage all interested parties to make an immediate appointment to view.

Access is via a solid door to:

**ENTRANCE HALLWAY:**

Carpeted, cornicing, wall mounted telephone entry system, doors to a deep cupboard with good general storage space, areas of fitted shelving and a wall mounted electrical consumer unit, further cupboard with inset hot water tank and further areas of shelving. Door leading to:

**SHOWER ROOM:**

Wall mounted wash hand basin with mixer tap over, low level WC, walk-in shower cubicle with glass screens, single head shower over. Tiled floor, tiled walls, areas of open shelving, wall mounted cupboard, heated towel radiator, inset spotlights, extractor fan.

**MASTER BEDROOM:**

Fitted carpets, radiator, cornicing, various media points. Space for a large bed and associated bedroom furniture. Feature double glazed window to the front. Door leading to:

**EN-SUITE BATHROOM:**

Feature wash hand basin with mixer tap over and storage below, bidet, low level WC, panelled bath with mixer tap over and shower attachment, fitted glass screen and further shower over. Tiled floor, wall mounted mirror, tiled wall, areas of fitted cupboards and open shelving, wall mounted towel radiator, inset spotlights to the ceiling, extractor fan.

**BEDROOM:**

Fitted carpets, radiator, cornicing. Space for bed and associated bedroom furniture. Feature double glazed windows to the front.

**OPEN PLAN LOUNGE/DINING AREA:**

Of an excellent size and with ample room for both lounge and dining furniture and entertaining. Two windows returning to the inner hallway, various media points, cornicing, radiator, wall mounted thermostatic control. Boxed bay window to the front comprised of double glazed panels with fitted blinds. Partially glazed door to:





**KITCHEN:**

Fitted with a range of wall and base units with a complementary work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Space for dishwasher and washing machine. Integrated double 'Indesit' oven and inset four ring 'Bosch' gas hob over, tiled splashback with an extractor fan. Space for freestanding fridge/freezer. Good general storage space. Tiled floor, part tiled walls. Wall mounted 'Glow worm' boiler. Feature double glazed window to the side with fitted blind.

**OUTSIDE:**

The property has a permit holder only car park to the front, with parking available to both residents and visitors (1 resident and 1 visitor permit). The property also enjoys attractive well stocked communal gardens, principally to the rear of the block, which form an attractive buffer from the town.

**SITUATION:**

The property is located in a residential area towards the South of the Pantiles in central Tunbridge Wells. This upmarket and pleasant location is extremely convenient for anybody seeking to take advantage of many of the most attractive parts of Tunbridge Wells, these include a host of independent retailers and restaurants located between the Pantiles and Mount Pleasant, the Common, a number of sports and social clubs and a mainline railway station offering fast and frequent services to both London termini and the South Coast.

**TENURE:**

Leasehold with a share of the Freehold  
Lease - 999 years from 22 August 2011  
Service Charge - currently £1900.00 per year  
Ground Rent - currently £1.00 per year (if demanded)  
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:**

E

**VIEWING:**

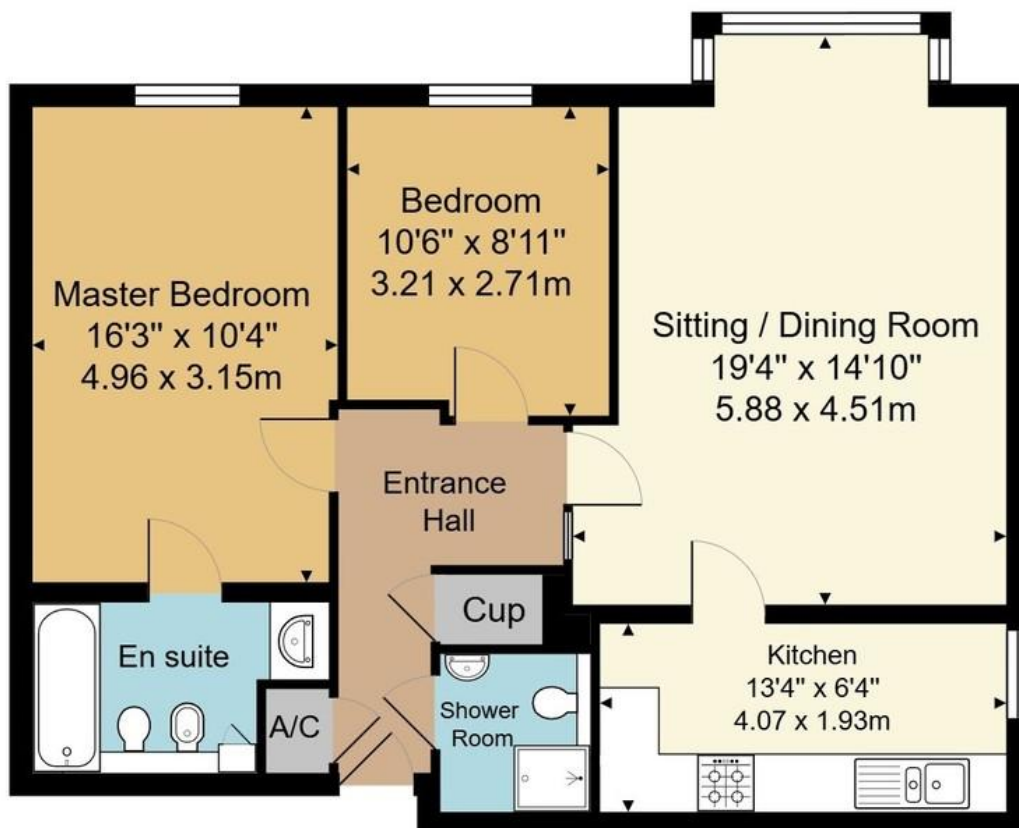
By appointment with Wood & Pilcher 01892 511211

**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



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



Approx. Gross Internal Area 789 sq. ft / 73.3 sq. m

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

