



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Ground Floor Apartment
- Two Double Bedrooms
- Sunny Rear Garden
- Side Access
- Off Road Parking
- Energy Efficiency Rating: D

Colebrook Road, Tunbridge Wells

£295,000

woodandpilcher.co.uk

53a Colebrook Road, Tunbridge Wells, TN4 9BP

Situated within walking distance of shops, amenities and train links is this beautiful two bedroom, ground floor garden flat which is beautifully presented and offers off-road parking. Primary access is through the gate on the side to the French doors. There is also communal entrance hall giving access to the flat via the front of the building. The flats entrance hall is a good size with ample space for coats, shoes and useful fitted utility space. The open plan kitchen/ living room is modern, light and airy space with room for all the usual appliances. There is charming wooden flooring and a door leading out to the private garden. Bedroom one is a spacious double with a high picture rail and a large bay window letting in plenty of light. Bedroom two is also spacious and offers plenty of room for bedroom furniture. The bathroom has been fitted with a modern suite with a shower over the bath. One of the best features of this property is the private garden which has been tastefully presented by the owners to include a paved area with pergola and pretty raised flower beds. The garden offers access directly onto the additional, communal garden too. To the front of the house is the private off-road parking space whilst additional parking can be found on the street, restriction free. We highly recommend a viewing to appreciate this lovely property.

Communal entrance hall leading to:

ENTRANCE HALLWAY:

Wooden front door with obscured glass, radiator, laundry space with plumbing for washing machine, laminate flooring, entry phone system.

BEDROOM:

Front aspect double glazed bay window, radiator, picture rail, laminate flooring.

BEDROOM:

Side aspect double glazed window, radiator, picture rail.

BATHROOM:

Rear aspect double glazed window, W.C, hand wash basin with mixer tap on vanity, bath with shower over, rainfall shower head, glass shower screen, heated towel rail, extractor, tiled walls, laminate flooring.



KITCHEN/LIVING ROOM:

Side aspect double glazed window, door leading to garden, wall and floor fitted units and drawers, one and a half bowl sink with mixer tap and drainer, integrated appliances (fridge freezer, dishwasher), electric oven, four ring gas hob, extractor fan, radiator, laminate flooring, boiler.

OUTSIDE FRONT:

Shared brick paved driveway.

OUTSIDE REAR:

Brick paved patio, raised flower beds, wooden surround fencing with gate access to front, access to communal garden, wooden shed.

TENURE:

Leasehold with a share of the Freehold

Lease 99 Years From 24 May 2002 (To Be Extended Upon Completion)

Service Charge - currently £197.99 per year (Buildings Insurance)

Ground Rent - currently £0 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:

B.

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

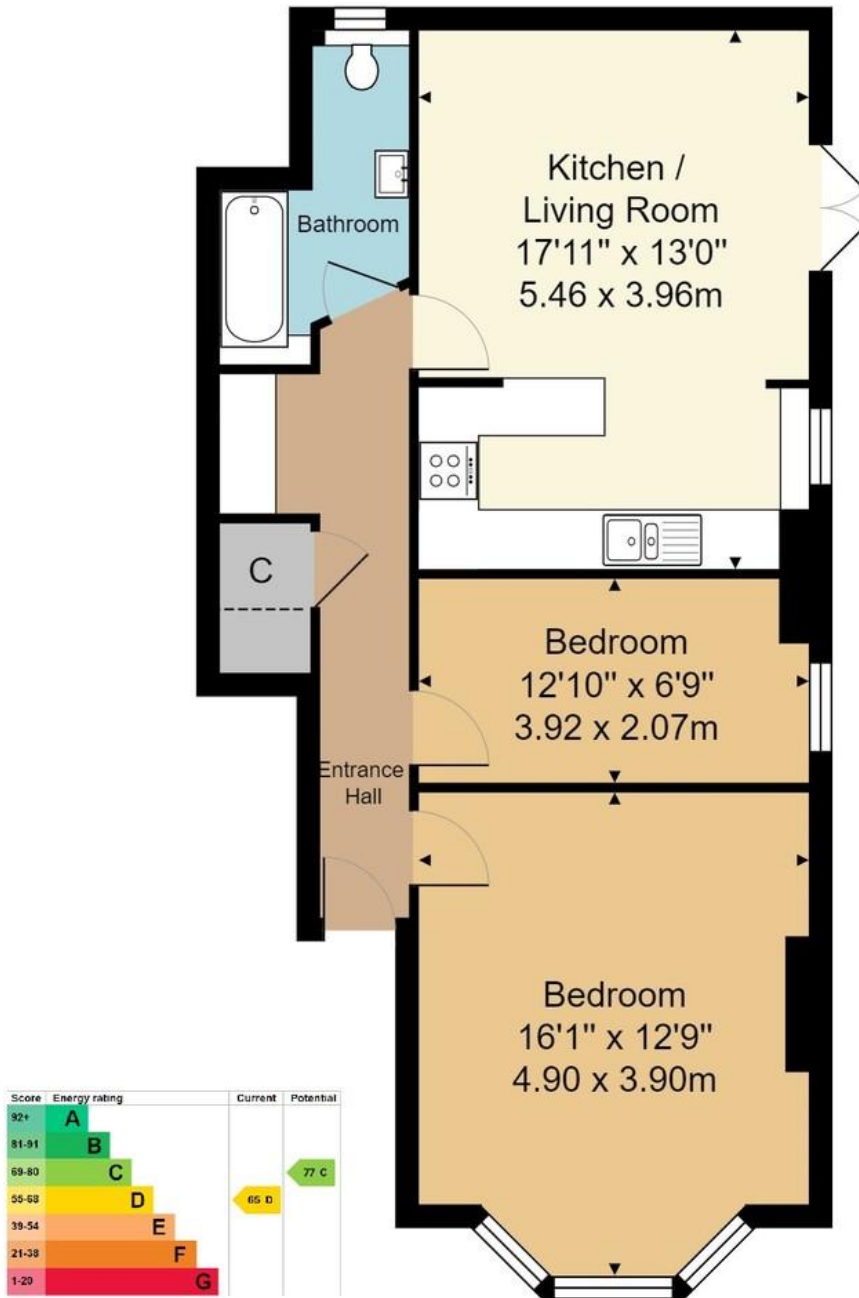
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Approx. Gross Internal Area 674 ft² ... 62.6 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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