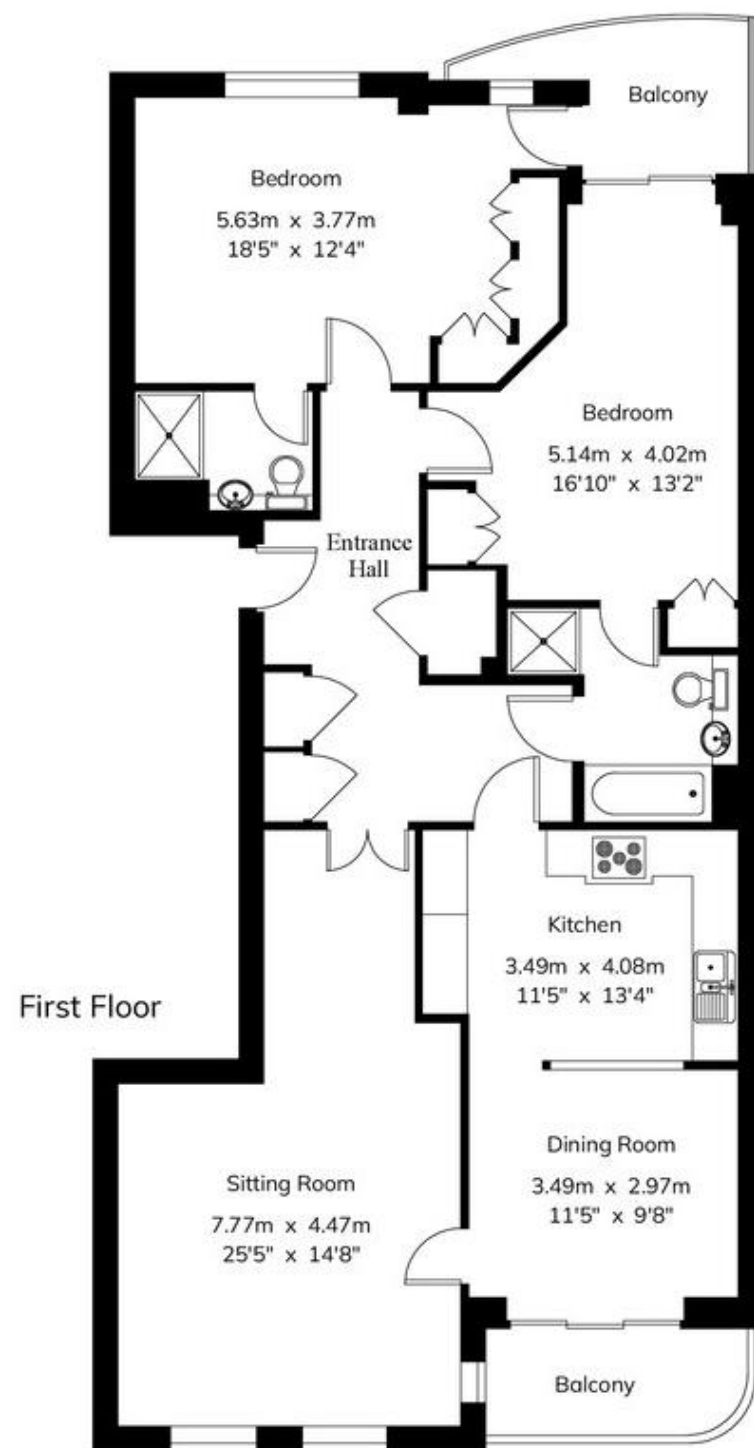




6 Norfolk Heights

Gross Internal Area : 116.2 sq.m



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Norfolk Heights, Church Road

Tunbridge Wells, TN1 1JB

► SUMNER PRIDHAM ◀

A recently upgraded and beautifully presented light and spacious two-bedroom dual-aspect apartment in a prestigious central setting within 0.3 miles of the central station. Features include new light-brushed oak floors throughout. Balconies off the kitchen and bedrooms, secure underground parking. Chain Free.

Communal hall, lift and staircase to 1st floor, hall, sitting room, kitchen/dining room, two double bedrooms, separate and ensuite bathrooms, gas central heating, double-glazed windows, lift to secure underground parking.

Price £585,000 Leasehold *Chain Free



29 Vale Road
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TN1 1BS

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ Beautifully presented two-double bedroom apartment in a central location
- ◆ Dual aspect with balconies from the reception room and bedrooms to enjoy morning and afternoon sunshine
- ◆ Further enhanced with new light-brushed oak floors and new integrated kitchen
- ◆ Sought-after location close to Tunbridge Wells Common and Trinity Arts Centre and within 0.3 miles of Central Station
- ◆ Well managed building evidenced by clean and tidy communal areas
- ◆ Own front door leads into a spacious hall with new light-brushed flooring which continues throughout the apartment.
- ◆ Useful cloaks/storage cupboards plus heated linen cupboard with a unvented hot water tank
- ◆ Large well-proportioned sitting room with a pair of sash windows enjoying a west facing attractive



outlook

- ◆ Spacious kitchen dining room leading out to a west-facing balcony, upgraded kitchen featuring Quartz work surfaces with inset stainless steel sinks, comprehensive range of cupboards and drawers beneath and matching wall-mounted cabinets with under-lighting.
- ◆ Integrated appliances include stainless steel Bosch 5 gas hob with stainless steel extractor above Bosch eye-level fan-assisted oven and matching Bosch microwave, washing machine, and dishwasher.
- ◆ Double bedroom 1 has an attractive outlook, a pair of double wardrobe cupboards, access to balcony
- ◆ Ensuite shower room with shower cubicle
- ◆ Wash basin cupboard low level WC with concealed cistern fitted wall mirror and heated towel rail.
- ◆ Double bedroom two features sliding patio doors out to a balcony, built-in double wardrobe cupboard
- ◆ Ensuite bath/shower room panelled bath, wash basin cupboard beneath low-level WC with a hidden cistern headed towel rail, tiled walls, and further door to hall.
- ◆ Lift and staircase down to the secure underground parking with allocated parking space for apartment 6, vehicle access is from York Road.

Practicalities

- ◆ 103 years remaining of a 125-year lease.
- ◆ Managed by Alexander Boyes
- ◆ Service charge £6,000 per annum and ground rent £220.

Location

Norfolk Heights is ideally located for those seeking a central position, Tunbridge Wells common is on the doorstep and the Pantiles High Street are within easy walking distance. Mainline station 0.3 miles.

