



VALE TOWERS, LONDON ROAD

TUNBRIDGE WELLS - GUIDE PRICE £450,000 - £475,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

1 Vale Towers
London Road, Tunbridge Wells, TN1 1DT

**Entrance Hall - Sitting Room - Fully Fitted
Kitchen/Dining Room - Master Bedroom With Separate
Study/Dressing Room - Second Double Bedroom -
Bathroom With White Suite - Direct Access To Outside
Courtyard In Addition To Communal Gardens - Gas
Central Heating - Council Permit Parking**

This impressive two bedroom apartment is set on the ground floor of a Grade II listed period property noted for its Sandstone exterior, Gothic style architecture and castellations. The building was formerly Romanoff House School which prepared boys for public schools and the military and naval colleges. In 1857 it changed its name to Rosehill School where Lord Robert Bayden-Powell entered the school in 1868 and now bears an historical claret plaque. Set back from the road by an expanse of grass with the green Common opposite, this elegant apartment has undergone considerable restyling and improvement and includes a spacious entrance hall with wood effect flooring, comfortable sitting room with fitted gas fire. The kitchen/dining room has a contemporary style kitchen with high gloss white wall and base units with grey quartz worktops together with an extensive range of fitted appliances. From the kitchen area there is direct access to a sheltered communal courtyard area with further steps leading to the gardens. The master bedroom has an additional room which could be used, as an en suite dressing room or as currently used a useful office/study allowing working from home. There is a good sized second bedroom and large bathroom with white suite. In view of the high demand we experience for ground floor apartments with access to outside space and in light of this particular home's presentation and sought after location we really must recommend interested applicants view without delay.

The accommodation comprises: A panelled entrance door gives access to the communal hallway with a private panelled entrance door giving access to the apartment itself leading to:

ENTRANCE HALL: Wood effect flooring, telephone point, cupboard containing fuse box, vertical radiator, coved ceiling, power points.



SITTING ROOM: A good sized comfortable room with two front windows, two radiators, wall lighting, coved ceiling. Fitted gas fire, TV point and power points.

KITCHEN/DINING ROOM: Fitted with a contemporary styled range of wall and base units in high gloss white finish with contrasting grey quartz work surfaces. A range of appliances include an induction hob with filter hood above, eye level oven and microwave. There is an integrated dishwasher and washer/dryer as well as a fridge and freezer. The wall cupboards have lighting beneath. There is a vertical chrome radiator, ceiling downlights, coved ceiling, wood effect flooring, rear window and door giving access to the courtyard.

BEDROOM 1: Windows to front and side, vertical radiator, power points, wall lighting. Door connecting to:

STUDY/DRESSING ROOM: This versatile room is currently being used as an office to work from home but equally could be an en suite dressing room if required. There is a window to side, coved ceiling, power points, chrome towel rail/radiator,, built in wardrobe with shelf and hanging rail.

BEDROOM 2: Window to rear, coved ceiling, power points, double radiator. Range of built in wardrobes to one wall.

BATHROOM: White suite comprising of a shower/bath with plumbed in shower having a rainfall head and hand spray, wash hand basin with mixer taps and cupboard beneath, low level wc. Tiling to walls, large built in cupboard containing the wall mounted gas fired boiler and pressurised hot water tank. Adjacent double storage cupboard, chrome towel rail/radiator, window to rear, tiled floor.

OUTSIDE: Adjacent to the apartment is a sheltered communal courtyard area with steps leading to the communal gardens which feature mature lawns, ornamental pond and numerous shrubs and plants to borders.



TENURE: Leasehold
Lease - 189 years from 29 September 2006
Service Charge - currently £2560.12 per year including Buildings Insurance
Ground Rent - currently £50.00 per year
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

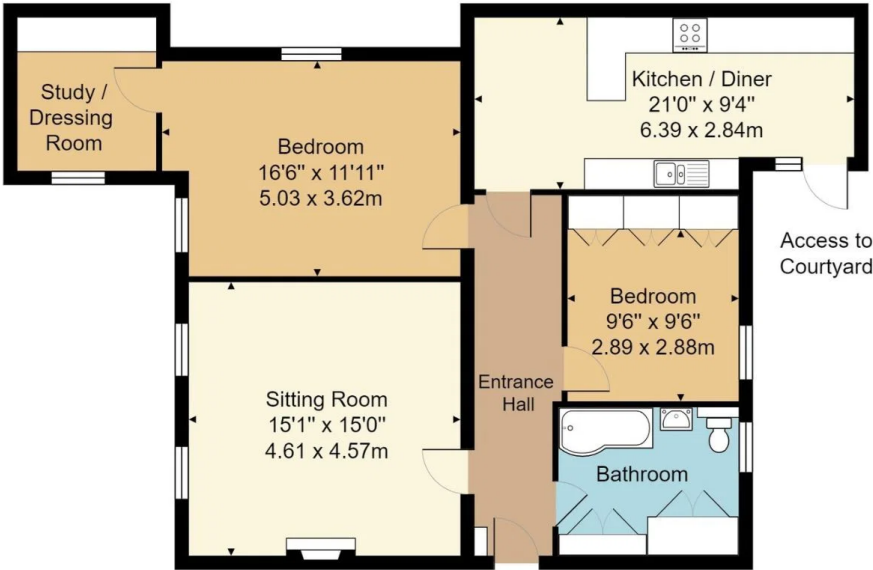
COUNCIL TAX BAND: C

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
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

AGENTS NOTE: All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1061 sq. ft / 92.1 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.



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