



**HAMILTON COURT, CHILSTON ROAD**  
**TUNBRIDGE WELLS - GUIDE PRICE £220,000 - £240,000**



14, Hamilton Court  
Chilston Road, Tunbridge Wells, TN4 9LN

Entrance Hallway - Living Room With Doors To Balcony -  
Two Bedrooms - Kitchen - Bathroom - Separate WC -  
Communal Gardens - Allocated Parking

Situated close to Woodbury Park Road in the popular St. Johns area of Tunbridge Wells is this chain free and spacious two bedroom first floor apartment. The property offers lots of natural sunlight, UPVC double glazing through-out, good storage, a communal drying room, two double bedrooms, modern fitted kitchen and bathroom as well as a bright living room with fantastic balcony to sit out on during warmer months.

Communal door to first floor, with communal drying room for washing. Front door opening into:

**ENTRANCE HALLWAY:**

Radiator, two fitted cupboards, doors to:

**LIVING ROOM:**

UPVC double glazed window to front, radiator, UPVC door to balcony, coving to ceiling, UPVC double glazed window to side aspect.

**BEDROOM 1:**

Fitted wardrobe, coving to ceiling, radiator, UPVC double glazed window to side aspect.

**BEDROOM 2:**

Single fitted wardrobe, radiator, coving to ceiling, UPVC double glazed window to side aspect.

**KITCHEN:**

Fitted with range of wall and base units with work tops over, plumbing for washing machine, stainless steel sink unit with mixer taps, wall mounted 'Glow-worm' boiler, gas hob, electric Electrolux oven, space for fridge/freezer, tiled splash backs, UPVC double glazed window to front aspect.



#### BATHROOM:

Fitted with white suite comprising; Panel enclosed bath with mixer taps, wall mounted wash hand basin, heated towel rail, part tiled walls, tile effect flooring, 'Dolphin' thermostatic shower, frosted UPVC double glazed window to side aspect.

#### SEPARATE WC:

Push flush low level WC, radiator, frosted UPVC double glazed window to side aspect.

#### OUTSIDE:

The property benefits from the use of communal gardens and allocated parking.

#### SITUATION:

Situated near Woodbury Park Road, one of Tunbridge Wells' premier residential streets, a little under a mile from the town centre. Tunbridge Wells itself has an impressive range of primarily independent retailers, restaurants and bars located between the Pantiles and Mount Pleasant with a further range of multiple retailers located principally at the Royal Victoria Place shopping precinct and nearby North Farm Park. The property is close to Tunbridge Wells Common with its beautiful sandstone outcrops and sports facilities and close to other large urban green spaces. The town is very well regarded for the quality of its schools and the property sits within striking distance of a number of establishments at primary, secondary, grammar and independent levels. Recreational facilities include two theatres and a number of sports and social clubs and the town enjoys two main line railway stations each offering fast and frequent services to London termini and the South Coast.



**TENURE:**

Leasehold

Lease - 99 years from 4 April 2008

Service Charge - currently £2,253.28 per year

Ground Rent - currently £111.00 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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

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.



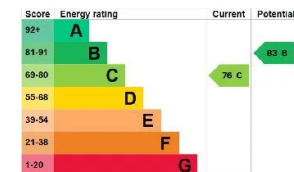
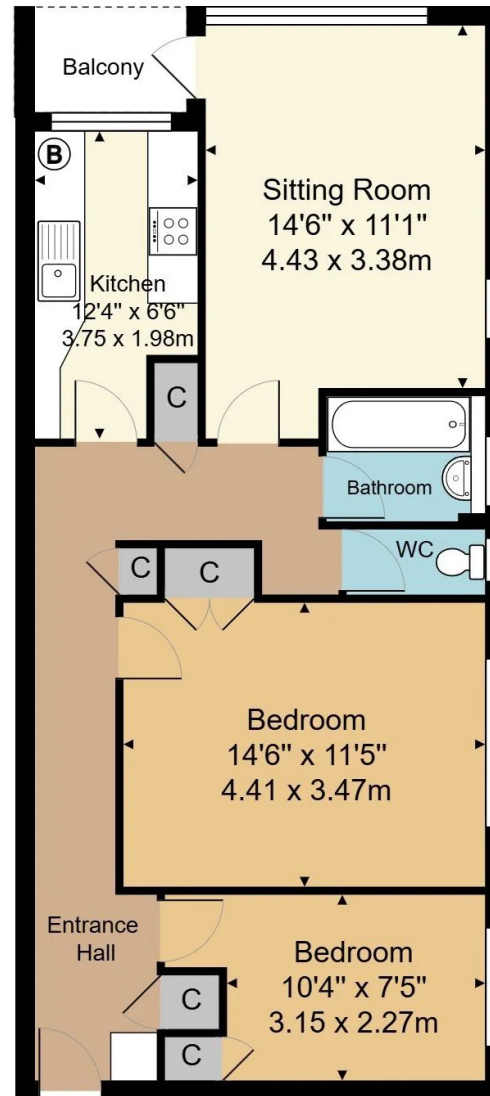
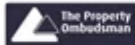
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ASSOCIATED LONDON OFFICE

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**Approx. Gross Internal Area 733 ft<sup>2</sup> ... 68.1 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.