

VICTORIA COURT, WILLICOMBE PARK

TUNBRIDGE WELLS - £310,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

Flat 6, Victoria Court
Willicombe Park, Tunbridge Wells, TN2 3GD

Choice Of Lift Or Stairs To First Floor - Entrance Hall With Video Entry Phone - Generous Living Room With Juliet Style Balcony - Kitchen/Breakfast Room With Fitted Appliances - Principal Bedroom With En-Suite Shower Room - Further Double Bedroom - Main Bathroom - Double Glazing - Gas Central Heating - Allocated Parking Space - Visitors Parking - Communal Gardens - Tree Lined Hidden Cul-De-Sac Position - Early Viewing Recommended

Beautifully presented and recently redecorated, this attractive first floor, two double bedroom apartment, originally built by Charles Church in 2006, offers modern living in a peaceful and desirable location. Tucked away towards the end of a quiet no-through road, the property enjoys a particularly tranquil setting, surrounded by mature trees and well away from the main road. The spacious accommodation begins with a welcoming living room, offering ample space for comfortable seating and a dining area. French doors open onto a Juliet-style balcony, allowing natural light to flood the room and creating a pleasant connection with the leafy surroundings. The well-appointed kitchen/breakfast room provides further space for a table and chairs and is fitted with a range of appliances, making it both practical and versatile for everyday living. There are two generously sized double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The second bedroom is served by a well-proportioned main bathroom, providing comfortable and convenient accommodation for residents and guests alike. Additional benefits include double glazing, gas central heating via radiators and an allocated parking space. Residents can also enjoy access to the surrounding grounds and communal gardens, while useful visitor parking adds further convenience. Combining well-presented interiors, generous living space and a peaceful, leafy setting, this appealing apartment would make an excellent home for first-time buyers, professionals, couples or those seeking to downsize without compromising on space. Apartments of this style in such a desirable setting are always sought after. An early viewing is highly recommended to fully appreciate all that this property has to offer.

The accommodation comprises video controlled entrance door to:







ENTRANCE:
With a choice of stairs or lift to the first floor. Private entrance door to:

ENTRANCE HALL:
Wood effect flooring, video entry phone, central heating thermostat, power point, large storage cupboard and further cupboard containing the hot water cylinder.

LIVING ROOM:
Wood effect flooring, single radiator, double doors with fitted vertical blinds open to a Juliet style balcony.

KITCHEN/BREAKFAST ROOM:
Fitted with a range of wall and base cabinets with work surfaces over. Stainless steel single drainer sink unit with mixer tap. Integrated fridge/freezer, integrated dishwasher and space for integrated washing machine. Electric double oven and gas hob with splashback and filter hood above. Cupboard housing a wall mounted gas fired boiler. Tiled floor, single radiator.

BEDROOM ONE:
Wood effect flooring, single radiator. Window to rear with fitted blinds.

EN-SUITE SHOWER ROOM:
White suite comprising of a low-level WC and counter sunk wash hand basin, large shower cubicle, range of built-in cupboards, tiled flooring.

BEDROOM TWO:
Wood effect flooring, radiator. Window to rear with fitted blinds.

BATHROOM:
White suite comprising of a panelled bath with mixer tap and hand shower spray, counter-sunk wash hand basin with mixer tap, WC, tiled splashback, wall mounted mirror cabinet, tiled floor, towel rail, shaver point, ceiling downlights, extractor fan.

OUTSIDE:
The property benefits from an allocated parking space and further visitors parking. There are communal grounds surrounding the property for the use of the residents.







SITUATION:
The property is located at the Pembury Road end of Sandhurst Road approximately 0.9 miles from both Tunbridge Wells and High Brooms mainline stations and approximately 2.3 miles from Frant Station with commuter services to London. There is also a direct Centaur commuter coach service to Canary Wharf and the City. Local amenities include a local bus stop and nearby Tesco supermarket with the main town centre being a little over 1 mile distance offering a wider variety of retail outlets within the Royal Victoria Place shopping centre and Calverley Road precinct. A little further south we will find the old High Street and historic Pantiles famous for pavement cafés and restaurants associated with this historic and vibrant spa town. Tunbridge Wells has an excellent range of schooling at primary, secondary, grammar and independent levels with a good number of schools readily accessible from this property, including Beechwood School approximately 0.2 miles, St James' Church Of England approximately 0.3 miles, Skinners' Temple Grove and Skinners' Kent Academy approximately 0.6 miles. Recreational amenities include the nearby Dunorlan Park with its boating lake as well as a variety of sporting clubs and access to surrounding villages and countryside.

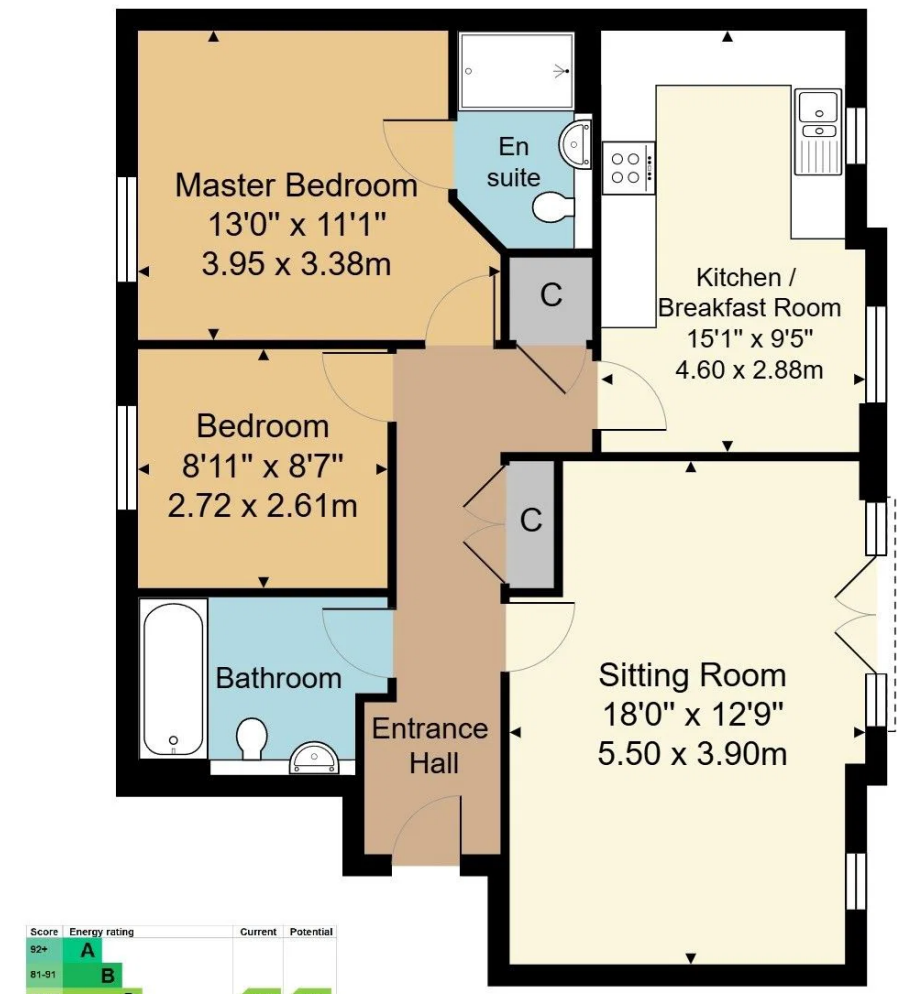
TENURE: Leasehold
Lease - 125 years from 1 January 2004
Service Charge - currently £2,398.55 per year
Ground Rent - currently £200.00 per year
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.
COUNCIL TAX BAND: D
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 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.

WOOD & PILCHER
Sales, Lettings, Land & New Homes

23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211
Email:
tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk





Approx. Gross Internal Area 784 ft² ... 72.9 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.