



16 Chancellor House

Mount Ephraim, Tunbridge Wells, TN4 8BT

SUMNER PRIDHAM

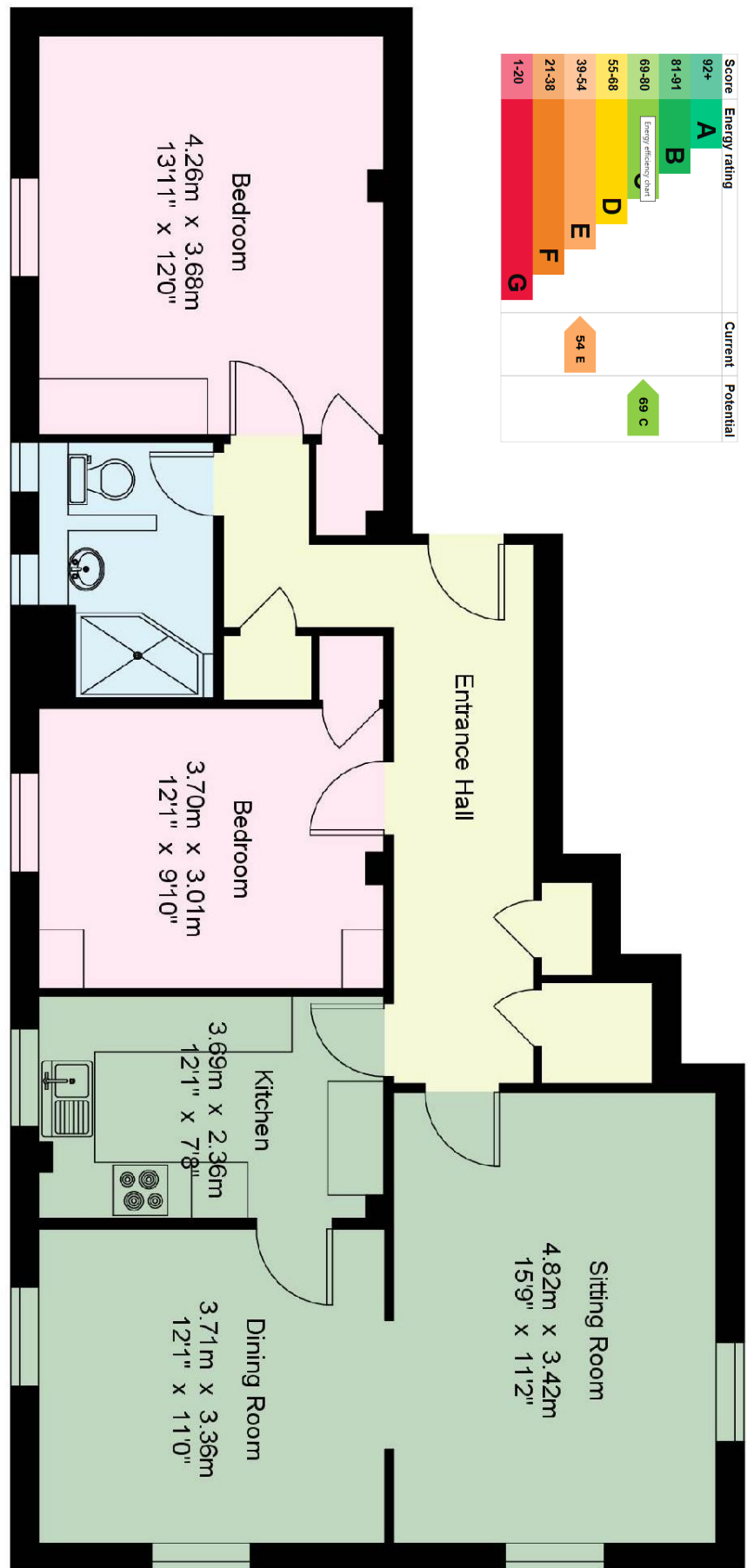
A spacious 2-bedroom ground floor apartment in a prestigious mansion block set in 5 acres, convenient location to the town and Tunbridge Wells Common. Benefitting from a concierge 8 am to 4 pm, 7 days a week. Ideal for those buyers wishing to downsize from the family home but don't wish to compromise on location or surroundings. Property requires general updating.

Entrance Foyer, Porters Office, Hall, Sitting Room, Dining Room, Kitchen, 2 Double Bedrooms, Bathroom, communal Gas Fired Central Heating to radiators, Communal Gardens, Parking.

Guide price £350,000 Share of Freehold *No Forward Chain*



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



16 Chancellor House
House - Gross Internal Area : 88.1 sq.m (948 sq.ft.)



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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.



- ◆ Recess off of the main hall heated linen cupboard.
- ◆ Double bedroom 1 range of fitted wardrobe cupboards and window to the front.
- ◆ Double bedroom 2 with 2 wardrobe cupboards and built in cupboard, window to the front.
- ◆ Bath/shower room, separate shower cubicle, pedestal washbasin, heated towel rail. Low level WC, 2 windows to the front.

Outside

- ◆ Chancellor House enjoys an exceptional setting with park like grounds with mature trees and notable ancient Cedar.
- ◆ The 5 acres of grounds are beautifully maintained with separate allocated areas for parking.

Location

- ◆ Highly sought after location set behind Mount Ephraim, with its views across Tunbridge Wells common.
- ◆ The central station is 0.7 miles distant, and the Victoria Shopping Centre and historic Pantiles are 0.8 miles away.

Practicalities

- ◆ Share of freehold.
- ◆ 999 years lease commenced 1st January 1978.
- ◆ Service Charge: £665.41 per month which includes central heating, plus hot and cold water, Chancellor House has a communal gas fired boiler.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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Property Description

- ◆ Spacious 2 bedroom apartment in prestigious mansion block.
- ◆ Conveniently located on the ground floor.
- ◆ Attractive communal 5 acre grounds.
- ◆ Convenient location set behind Mount Ephraim and within walking distance to the town centre.
- ◆ Door leads into a spacious hall with cloaks cupboard plus walk-in storage cupboard also housing circuit breaker and electric meter.
- ◆ Dual aspect sitting room with views to the garden, square arch to well-proportioned dual aspect dining room.
- ◆ Kitchen with worksurfaces arranged over 3 walls incorporating a ceramic hob, concealed extractor above eye-level grill and oven, comprehensive range of fitted cupboards, space and plumbing for washing machine and slimline dishwasher, window to the front door from the dining room and also leading to the hall.

