



**ST. JOHNS ROAD**

**TUNBRIDGE WELLS - GUIDE PRICE £375,000 - £395,000**



Garden Flat, 8 St. Johns Road  
Tunbridge Wells, TN4 9NP

Large 'L' Shaped Entrance Hall - Generous Living Room With Bi-Folding Doors Opening To Private, Fully Enclosed Courtyard Style Garden With Access To Adjoining Single Parking Space - Large Fitted Kitchen With Appliances - Principal Bedroom With En-Suite Shower Room - Further Double Bedroom & Well Appointed Bathroom - Gas Central Heating Via Radiators - Wood Panelled Internal Doors - Secondary Glazed Windows - Central Location

This extremely well proportioned garden apartment is situated within this handsome period house set within a short walk of the town centre and St. John's Road. The property benefits from its own private entrance, enclosed courtyard garden, and allocated parking space and is offered with the benefit of no chain. The property is ideally situated close to an excellent range of educational, leisure and shopping facilities including the nearby Victoria place shopping centre and Calverley Road precinct. There are a selection of highly regarded schools both at primary and secondary levels many within walking distance. Also within walking distance in the southern part of the town is the mainline station for Tunbridge Wells with regular commuter services to the City and Kent Coast.

The accommodation comprises:

**ENTRANCE LOBBY:**

Meter cupboard, part glazed door leads into:

**LARGE 'L' SHAPED ENTRANCE HALL:**

There is an area ideal that can be used as a study and will accommodate a desk. The area has already been fitted with a range of cupboards, shelving, and counter surface. There are two radiators and three large walk-in storage cupboards with shelving.



**LIVING ROOM:**

A generous room with wall lighting, power points, media point, central heating thermostat, built in dresser.

Skylight window and double glazed bi-folding doors with electrically operated blinds opening to the rear garden.

Open aspect to:

**KITCHEN:**

Fitted with a comprehensive range of wall and base units, including a large peninsula worktop incorporating a sink with mixer tap. Integrated 'AEG' washing machine, 'Miele' dishwasher, Rangemaster cooker and space for standing a large fridge/freezer. Tiled floor, ceiling down lighting. Doorway to entrance hall.

**BEDROOM 1:**

Skylight window, power points, vertical radiator, wall shelving, ceiling downlights, multi paned double doors connecting to the living space and further door to:

**EN-SUITE SHOWER ROOM:**

White low level WC, pedestal wash hand basin, shower cubicle with plumbed in shower with hand spray and rainfall head. Chrome radiator/towel rail, tiled walls and floor, wall mirror. Second door to entrance hall.

**BEDROOM 2:**

Single radiator, power points. Secondary glazed bay window to front.

**BATHROOM:**

White suite comprising of a roll top bath on ball and claw feet, pedestal wash hand basin, low level WC, chrome towel rail, tiled floor and surrounds, wall mirror.

**OUTSIDE REAR:**

An enclosed courtyard style garden which has been paved for low maintenance, outside lighting and power, useful storage area. Rear gate giving access to an allocated single parking space.



**TENURE:**

Leasehold  
Lease - A new 999 year lease will be issued  
Service Charge - £1800.00 per year  
Peppercorn Ground Rent

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:**

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**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

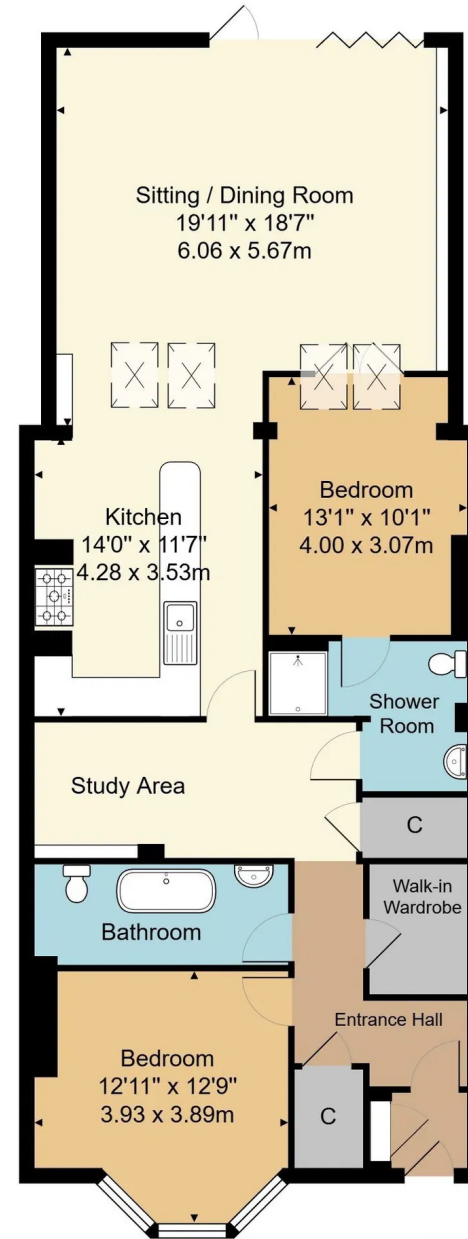
**ADDITIONAL INFORMATION:**

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 (delete as appropriate)  
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.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area  
1229 ft<sup>2</sup> ... 114.2 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.