MOUNT EPHRAIM

TUNBRIDGE WELLS - GUIDE PRICE £375,000 - £400,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

Flat 3, 85 Mount Ephraim
Tunbridge Wells, TN4 8BU

Entrance Lobby - Inner Hallway - Open Plan Lounge/Dining Area With Floor To Ceiling Windows - Kitchen With Breakfast Bar - Two Bedrooms Bathroom – Garage

A most impressive and spacious two bedroom apartment situated on Mount Ephraim, benefitting from a number of impressive interior design flourishes, a light & airy feel by dint of several floor to ceiling windows and generous room heights and with lovely views toward and across the Common. The property has especially good entertaining space, a large principal bedroom with a spacious walk in wardrobe and a contemporary styled kitchen with feature porthole window! A glance at the attached photographs and floorplans will give an indication as to the pleasingly individual nature and situation of the lovely home.

Access is via a solid door to:

ENTRANCE LOBBY:
Area of fitted coir matting and three steps up to:

INNER HALLWAY:
Carpeted, three radiators, especially high ceilings creating a good feeling of space, areas of feature cornicing, good areas of both fitted open shelving and space for coat storage, inset spotlights to the ceiling. Opaque window to one side and two sets of a floor to ceiling picture windows affording views along Mount Ephraim toward the Common and further part opaque sash window. Door to an understairs storage area affording space and room for a desk and office furniture. Large porthole styled window to the kitchen. Door to:

OPEN PLAN LOUNGE/DINING AREA:
Of an excellent size and with ample room for both lounge and dining furniture and entertaining, two radiators, cornicing, ceiling rose, fitted carpet, various meter points. Feature recess (formerly fireplace) with inset electric wood burner style heater. Dual aspect in the form of two floor to ceiling windows with direct views to the common.

KITCHEN:
Fitted with a range of wall units with a complementary worksurface. Space for an inset gas Rangemaster style oven with stainless steel splashback and Smeg extractor hood over. Integrated washing machine, integrated dishwasher and integrated fridge/freezer. Single bowl stainless steel sink with mixer tap over and further stainless steel worksurface. Areas of open shelving, good ceiling heights. Good general storage space, breakfast bar for two/three people. Wood effect 'Karndean' style flooring and a feature porthole window returning to the entrance hallway. There is a further large sash window with views of neighbouring properties.

BEDROOM:
Fitted carpet, radiator, cornicing, high level storage areas, inset spotlights to the ceiling. A bank of fitted wardrobes. Sash window to the side with fitted Roman blind affording views of neighbouring properties. Space for bed and associated bedroom furniture.

FAMILY BATHROOM:
Fitted with a recessed bath with mixer tap over and two shower heads above with fitted shower curtain rail, wall mounted wash hand basin with mixer tap over and storage below, fitted wall mirror, low level WC. Wall mounted towel radiator, wood effect 'Karndean' style flooring, inset spotlights to the ceiling, extractor.

PRINCIPAL BEDROOM:
Of an excellent size and presented over two levels with steps leading to a low level creating an attractive design feature. Space for a large bed and associated bedroom furniture. Areas of open fitted shelving, various media points, inset spotlights to the ceiling. Door to a large walk-in wardrobe with a fitted carpet, mezzanine storage area, inset spotlights to the ceiling and a bank of fitted coat rails offering excellent storage and a further bank of fitted shelving. Window to the side with fitted Roman blind and good views of neighbouring properties.

OUTSIDE:
The property benefits from the use of a smaller garage to the rear.

TENURE:
Leasehold with a share of the Freehold
Lease - 999 years from 29 September 1977
Service Charge - currently £1200.00 per year
No 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
Services - Mains Water, 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.

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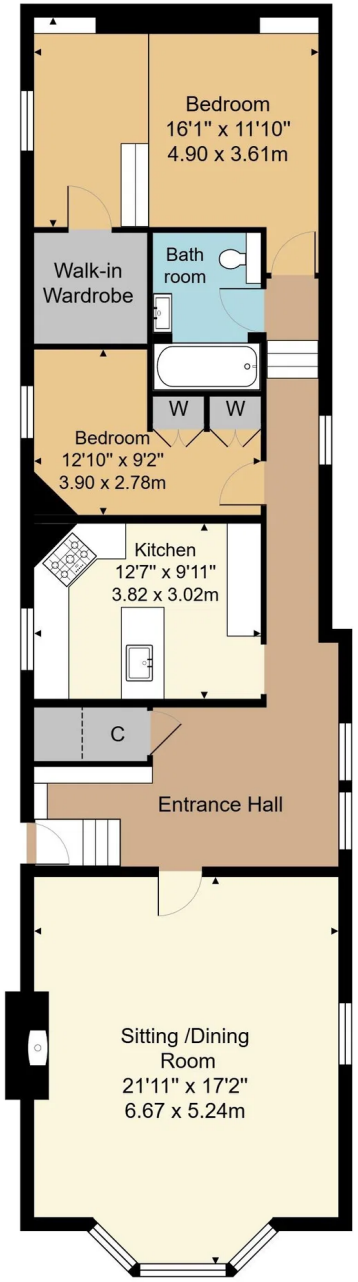

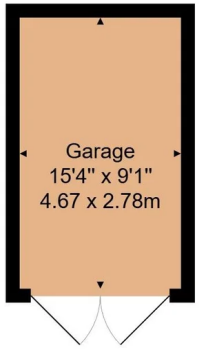

House Approx. Gross Internal Area
1145 sq. ft / 106.4 sq. m

Garage Approx. Internal Area
140 sq. ft / 13.0 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.