



Studio Flat (Ground Floor), 27 Forest Road

Tunbridge Wells, TN2 5AL

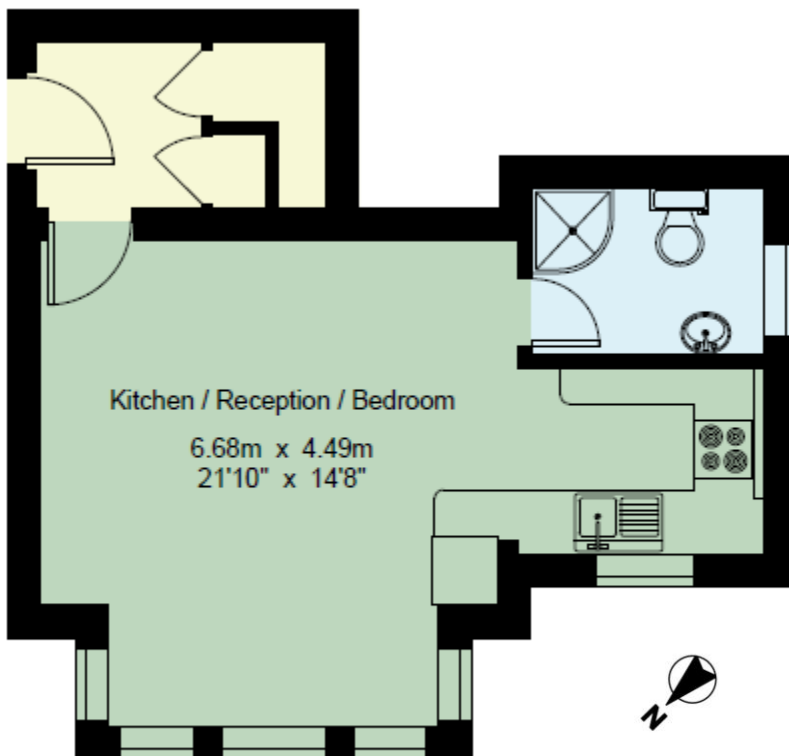
► **SUMNER PRIDHAM** ◀

A well designed and comprehensively fitted ground floor studio apartment in a sought after location within walking distance to the town, local shop and Dunorlan Park ready for immediate occupation subject to consents.

Own Front Door to Hall, Reception/Bedroom with Kitchenette off, separate Shower Room, Gas Fired Central Heating, Double Glazed Windows.

Guide price £150,000 Leasehold





Ground Floor

The Property

- ◆ An ideal purchase for a first time buyer and being sold with immediate occupation available subject to consents.
- ◆ Own composite front door to hall with 2 useful built in storage cupboards.
- ◆ Panelled door to reception/bedroom with kitchenette off, featuring a large square bay to the front with double glazed windows and fitted blinds.
- ◆ Ample space and large wall area giving the option for a pull down bed.
- ◆ Wall mounted TV aerial point.
- ◆ Well, fitted kitchen with sink and drainer beneath window, range of fitted cupboards and matching wall mounted cabinets.
- ◆ Appliance include ceramic hob with extractor above, fan assisted electric oven beneath, fitted washer/dryer, plus tall fridge/freezer.
- ◆ Wall mounted gas fired boiler providing central heating and domestic hot water, regularly serviced.
- ◆ Separate shower room with shower cubicle, low level WC, pedestal washbasin and heated towel rail.

Practicalities

- ◆ 125 year lease with 121 years remaining
- ◆ Ground Rent £200 per annum
- ◆ Service charges: 25% of any maintenance costs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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