



CULVERDEN PARK

TUNBRIDGE WELLS - GUIDE PRICE £300,000 - £325,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Flat 18, 1 Culverden Park, Tunbridge Wells, TN4 9QZ

**Entrance Hallway - Open Plan Lounge/Dining Room -
Contemporary Kitchen - Family Bathroom - Bedroom
With En-Suite Shower Room - Further Bedroom - Private
Patio Area - Allocated Parking Space**

Offered as top of chain and located on the ground floor of this attractive gated development in the St. John's quarter of Tunbridge Wells, an especially spacious two double bedroom apartment with en-suite facility to the master bedroom, a further family bathroom, an open plan lounge/dining area with adjacent kitchen and a private terrace running from the lounge. A glance at the attached photographs and floorplan will give an indication as to the quality of design of this property, its flow and its desirability. Externally the property enjoys private parking in the form of a single allocated space. Properties at this end of Culverden Park offer ready access to the well regarded local facilities at St. John's and the town beyond. We would encourage all interested parties to make an immediate appointment to view.

Access is via a solid door to:

ENTRANCE HALLWAY:

Area of fitted matting, fitted carpets. inset spotlights to the ceiling, radiator inset to a decorative cover, wall mounted entry phone, doors to a cupboard with good general storage space, areas of fitted coat hooks and fitted shelving, door to another cupboard with inset 'Worcester' boiler and further excellent storage space. Doors to:

OPEN PLAN LOUNGE/DINING ROOM:

Fitted carpet, two radiators, various media points, inset spotlights to the ceiling. Excellent space for both lounge furniture and entertaining and for a dining table and chairs. Partially glazed double glazed door to a private patio area with additional double glazed windows to either side.



KITCHEN:

Of a contemporary style fitted with a range of wall and base units with good additional storage. Inset double electric oven and inset four ring 'Beko' gas hob with feature stainless steel splashback and extractor over. Integrated dishwasher, washing machine and fridge freezer, included in the sale. Vinyl floor. Double glazed windows to the rear with fitted blind.

FAMILY BATHROOM:

Fitted with a panelled bath with mixer tap over and single head shower attachment, fitted shower curtain rail, pedestal wash hand basin with mixer tap over low level WC. Tiled floor, tiled walls, wall mounted towel radiator, extractor, inset spotlights to ceiling.

MASTER BEDROOM:

Of an excellent size and with ample room for an especially large bed and associated bedroom furniture. A bank of fitted wardrobes, radiator. Double glazed window to side with fitted blind. Door to:

EN-SUITE SHOWER ROOM:

Pedestal wash hand basin with mixer tap, recently installed corner shower cubicle with glass door and single overhead shower, low level WC. Tiled floor, part tiled wall, towel radiator, extractor fan, inset spotlights to ceiling.

BEDROOM TWO:

Of a good size and with ample room for a double bed and associated bedroom furniture. Fitted carpet, radiator, various media points, inset spotlights to ceiling. Double glazed window with fitted blinds.

OUTSIDE:

The property has the benefit of a private patio area which is set to feature paving slabs with a path leading to the front of the property, retaining shrubbery.

PARKING:

There is a private allocated parking space.



TENURE:

Leasehold

Lease - 150 years from 1 January 2004

Service Charge - currently £2,909.80 per year

Ground Rent - currently £3160.45 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:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

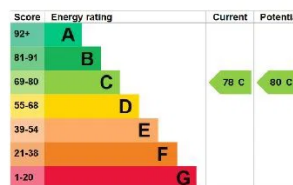
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



Approx. Gross Internal Area 785 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.

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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