



# BISHOPS COURT, BISHOPS DOWN ROAD

TUNBRIDGE WELLS - £435,000



5 Bishops Court  
Bishops, Down Road, Tunbridge Wells, TN4 8XL

Entrance Hallway - Bathroom - Bedroom With Juliette  
Balcony - Large Lounge/Dining Room - Kitchen- Main  
Bedroom With En-Suite Shower Room - Allocated Parking  
In Undercroft Garage - Visitors Parking - Communal  
Gardens

Located on the first floor of this impressive and highly regarded purpose built block, a two bedroom 'mansion style' property offered as top of chain and located toward the front of the block. To this end it offers excellent views towards the Common from the especially good sized principal lounge/dining room. This room has a particularly attractive design in the form of a large window creating an attractive dining area adjacent to the generous lounge space, two double bedrooms with an ensuite facility to the master bedroom, a separate bathroom, and a well appointed kitchen. The block is well regarded because it's quiet but yet still a central location with the town being readily accessible by foot. The block also enjoys a lift, generous visitors parking to the front and private parking for the property in an undercroft garage.

Access is via a solid door to ENTRANCE HALLWAY:  
Of a good size with fitted carpet, radiator, wall mounted coat hooks, cornicing, wall mounted video entry system, wall mounted thermostatic control. Door to a cupboard housing the hot water cylinder and shelving over. Double doors to deep cupboard with areas of fitted shelving, electric consumer unit and generous storage space. Doors to

**BATHROOM:**  
Low level WC, panelled bath with tap over and single shower head over, wall mounted wash hand basin with mixer tap over, feature splashback and storage below. Vinyl floor, part tiled walls, towel radiator, cupboard with space for stacked washing machine and tumble dryer, wall mounted mirror, wall mounted light, cornicing.

**BEDROOM:**  
Fitted carpet, radiator, cornicing, space for large bed and associated furniture. Double glazed double doors to front and to Juliette balcony. Fitted blinds. Areas of fitted bedroom furniture.



#### LOUNGE/DINING AREA:

Part glazed double doors lead from the hall to the lounge/dining area. Of an excellent size and with ample room for lounge and dining room furniture and entertaining. Feature 'electric' fireplace with stone hearth and wooden mantle and surround. Fitted carpet, various media points, two radiators, cornicing. Double glazed sash window to front, further wide bay window to front comprised of five further double glazed windows all with fitted blinds.

#### KITCHEN:

Fitted with a range of wall and base cupboards with complementary work surface. Inset single bowl stainless steel sink. Inset four ring 'Bosch' electric hob with extractor over and inset 'Bosch' electric oven. Space for dishwasher, space for microwave, space for free standing fridge/freezer. Part tiled walls, vinyl floor, cornicing. Wall mounted 'Potterton' boiler inset to cupboard. Double glazed sash window to side with fitted blinds.

#### MAIN BEDROOM:

Ample room for double bed and associated bedroom furniture. Fitted carpet, two radiators. Bank of fitted wardrobes with shelving and coat rails. Bay window to side comprised of three sets of double glazed windows each with fitted blinds. Door to:

#### EN-SUITE SHOWER ROOM:

Large walk-in shower with fitted glass screens, wall mounted wash hand basin with mixer tap over, storage below and tiled splashback, low level WC. Vinyl floor, towel radiator, wall mounted mirror, wall mounted electric light, cornicing, extractor.

#### OUTSIDE:

The property enjoys an allocated parking space in the secure undercroft garage with further visitor parking to the front of the property and use of a residents garden.

#### SITUATION:

The property is located on Bishops Down Road in central Tunbridge Wells adjacent to both the Spa Hotel and Mount Ephraim. The property is afforded considerable privacy by its proximity to Tunbridge Wells Common and the town centre itself is perhaps best accessed across said Common.



The town has a wide range of social, retail and educational facilities including a number of sports and social clubs and two theatres. There is an excellent range of independent retailers and restaurants located principally between the Pantiles and Mount Pleasant as well as nearby Camden Road and the town offers fast and frequent services to both London termini and the South Coast via two main line railway stations and good access to the A21 trunk road.

**TENURE:**  
 Leasehold  
 Lease - 999 years from 1 January 1993  
 Service Charge - currently £3000.00 per year  
 Ground Rent - currently £50.00 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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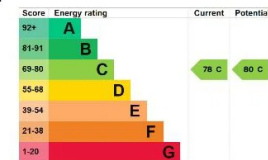
**VIEWING:**  
 By appointment with Wood & Pilcher 01892 511211

**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](http://www.gov.uk)  
 Services - Mains Water, Gas, Electricity & Drainage  
 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)



**Approx. Gross Internal Area 978 ft<sup>2</sup> ... 90.9 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.