FERNDALE

TUNBRIDGE WELLS - GUIDE PRICE £425,000 - £435,000

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Flat 4, 17 Ferndale
Tunbridge Wells, TN2 3RU

An extremely spacious two bedroom duplex apartment with period features situated within a large Victorian Villa.

Private Front & Rear Entrance - Entrance Porch - Reception/Dining Hall - Cloakroom/WC - Kitchen With Appliances - Sitting Room With High Ceiling, Large Bay Window & Open Fireplace - Bedroom One With High Ceilings, Bay Window - Bathroom - Lower Ground Floor Hallway With Direct Access To Two Large Storage Rooms - Generous Second Bedroom - Separate Shower Room - New Fitted Carpets - Redecorated Throughout - Gas Central Heating Via Radiators - Double Glazing - Garage & Additional Parking Space - Share Of Freehold - Sought After St. James Location, Close To Town Centre

As you enter through your own private front entrance we feel sure you cannot fail to be impressed by the high ceilings and space offered throughout this two bedroom apartment arranged over the ground and lower ground floors of this impressive Victorian Villa. The property itself offers a wide range of features which include a large reception/dining hall - large enough to accommodate a family sized table and seating - the sitting room located at the rear has high ceilings, a large bay window and feature open fireplace with a similar proportioned room forming the main bedroom situated at the front, also having a large bay window, high ceilings and a focal point fireplace. The kitchen has a range of wall and base units with some fitted appliances and a cloakroom is situated close to the rear entrance providing your own direct access to the rear gardens. Stairs from the reception dining hall lead down to the lower ground floor hallway which has the unusual feature of direct access through a door into two large storage rooms. Also on the lower ground floor level is a generous second bedroom and a separate shower room. Externally the property is surrounded by well tended gardens with parking provided on a gravelled driveway, with this particular apartment having the benefit of its own large attached garage.

Heating is provided via a gas central heating system with radiators and double glazing helps keep both maintenance and fuel bills to a minimum. This home is one of only four within this Victorian Villa and benefits from a share of freehold. With both the demand we experience for this particular location and period style homes, we have no hesitation in recommending you view without delay.

The accommodation comprises. Etched glass panelled double entrance doors to:

ENTRANCE PORCH:
Attractive tiled floor, coat hanging space, etched glass panelled double doors to:

RECEPTION/DINING HALL:
High ceilings, two radiators, wall lighting, dado rail, etched glass panelled door giving direct access to the rear gardens.

CLOAKROOM/WC:
White low level WC, corner wall mounted wash hand basin, dado rail, single radiator, built-in cupboard, coved ceiling. Window to rear.

SITTING ROOM:
Benefitting from high ceilings with cornice and ceiling rose and a large bay window with rear outlook, single radiator, wall lighting, power points. Period fireplace with marble surround and open grate.

KITCHEN:
Fitted with a range of panelled wall and base units with work surfaces over. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Newly fitted electric double oven and four burner gas hob with extractor fan. Integrated fridge/freezer. Tiling adjacent to worktops, wood effect flooring, wall mounted gas fired combination boiler, power points. Window to side.

BEDROOM 1:
High ceilings with ceiling cornice and ceiling rose, single radiator, wall lighting. Period marble focal point fireplace. Large bay window to front.

BATHROOM:
White suite comprising of a panelled shower/bath with mixer tap and wall shower spray, glazed shower screen, vanity wash hand basin with mixer tap and storage cupboards beneath. Washing machine, additional built-in drawer storage with counter worktop. Tiled floor, single radiator, Wall lighting, extractor fan, ceiling cornice, wall mounted cabinet with pelmet lights and vanity mirror.

Stairs lead from the reception/dining hall down to:

LOWER GROUND FLOOR HALLWAY:
Single radiator, understairs storage space, void access and door giving access to store rooms. The large storage area has been divided into two large chambers, power, light, extractor fan. Door giving access to the garden.

BEDROOM 2:
Windows to rear and side, single radiator, coved ceiling.

SHOWER ROOM:
White pedestal wash hand basin with tiled splashback, low level WC, shower cubicle with electric shower, single radiator, coved ceiling, extractor fan.

OUTSIDE REAR:
Communal gardens surround the property and can be accessed either side of the Villa and consist of areas of well stocked beds and borders. A large gravelled area extends to the rear of the property providing seating areas.

OUTSIDE FRONT:
To the front of the property is an area of lawn and a gravelled driveway providing off road parking for residents. There is one informally allocated space as well as a garage which has wooden entrance doors, internal power and light.

SITUATION:
Ferndale is a very desirable location within the heart of Royal Tunbridge Wells with the ability to be within a few minutes walk of the Royal Victoria Place shopping centre, home to many of the well known High Street stores together with a variety of cafes, restaurants and bars. There are two theatres and an abundance of local parks including Dunorlan with its boating lake, water fountain and cafe. In the southern part of the town you will find the Old High Street, home to many independent retailers and a little further on the historic Pantiles with its colonnaded walkways and host to many events throughout the year including Jazz on the Pantiles and Farmers Market. Also within the southern part of the town is where you will find the main line station with services to London and the Kent coast with London Bridge, Charing Cross travel time in just under the hour. The property is also convenient for access to both the A26 and A21 linking with the M25 and M23. The area is also well placed for a variety of educational facilities with many top performing schools including St. James primary school along with a selection of grammar and independents.

TENURE:
Leasehold with a share of the Freehold
Lease - 125 years from 20 June 2012
Service Charge - currently £2100.00 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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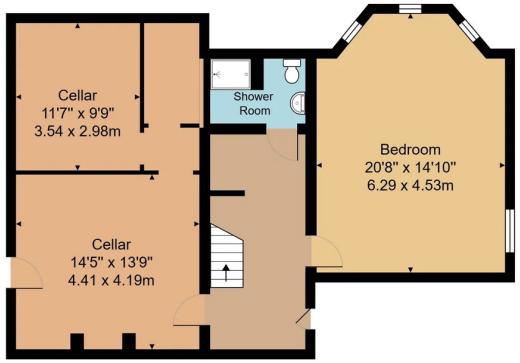
VIEWING:
By appointment with Wood & Pilcher 01892 511211

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, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating



Basement

Ground Floor

House Approx. Gross Internal Area
1384 sq. ft / 128.6 sq. m

Approx. Gross Internal Area
(Incl. Cellar and Garage)
1993 sq. ft / 185.2 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.

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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