

MOUNT PLEASANT AVENUE

TUNBRIDGE WELLS - GUIDE PRICE £250,000 - £270,000

WOOD & PILCHER
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Flat 1, 36 Mount Pleasant Avenue, Tunbridge Wells, Kent, TN1 1QY

Entrance Hallway - Modern Kitchen - Sitting Room With Large Sash Window - Two Bedrooms -Bathroom - Permit Parking

An immaculate two bedroom chain free Victorian converted apartment, conveniently situated over the road from the railway station, town shops, bars, cafes and restaurants. Modern kitchen and bathroom, two double bedrooms plus original character features to include sash windows and high ceilings.

Communal door to communal hallway, front door to:

ENTRANCE HALLWAY:
Wooden flooring, radiator, entry phone system, two storage cupboards, doors to:

KITCHEN:
Fitted with a range of modern high gloss wall and base units with marble effect worktops. Sunken sink with mixer tap. Integrated fridge/freezer, gas hob, 'AEG' electric oven and integrated 'AEG' slimline dishwasher. Tiled splashbacks, coving to ceiling, extractor hood, tiled floors.

SITTING ROOM:
Wooden flooring, high ceilings, radiator, coving to ceiling. Large sash windows to High Street.

BEDROOM ONE:
Wooden flooring, high ceilings, coving to ceiling, radiator, fitted shelving, fitted wardrobes. Large sash window to front.

BEDROOM TWO:
Wooden flooring, high ceilings, coving to ceiling, radiator. Large sash window to rear.







BATHROOM:
Push flush low level WC, wash hand basin with chrome mixer tap and vanity unit, panel enclosed bath with chrome mixer taps, fitted shower and shower screen. Modern fitted white cupboards, slate effect grey tiled floor, heated towel rail, part tiled walls.

PERMIT PARKING:
All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm availability of parking permits for the area.

SITUATION:
Accessed via Mount Pleasant Avenue to the rear of Mount Pleasant, the property is particularly well located to take advantage of many of the independent retailers, restaurants and bars located between Mount Pleasant and the Pantiles. There is also excellent access to nearby Calverley Grounds and the main line railway station which offers fast and frequent services to both London termini and the South Coast. Tunbridge Wells itself has a further range of multiple retailers located at the nearby Royal Victoria Place as well as the North Farm Retail Park a little over a mile distant. The town has an excellent mix of social, retail and educational facilities including a number of sports and social clubs and two theatres which are readily accessible from this stylish central apartment.

TENURE:
Leasehold
Lease - 99 years from 1 March 2017
Service Charge - currently £1448.34 per year
Ground Rent - currently £350.00 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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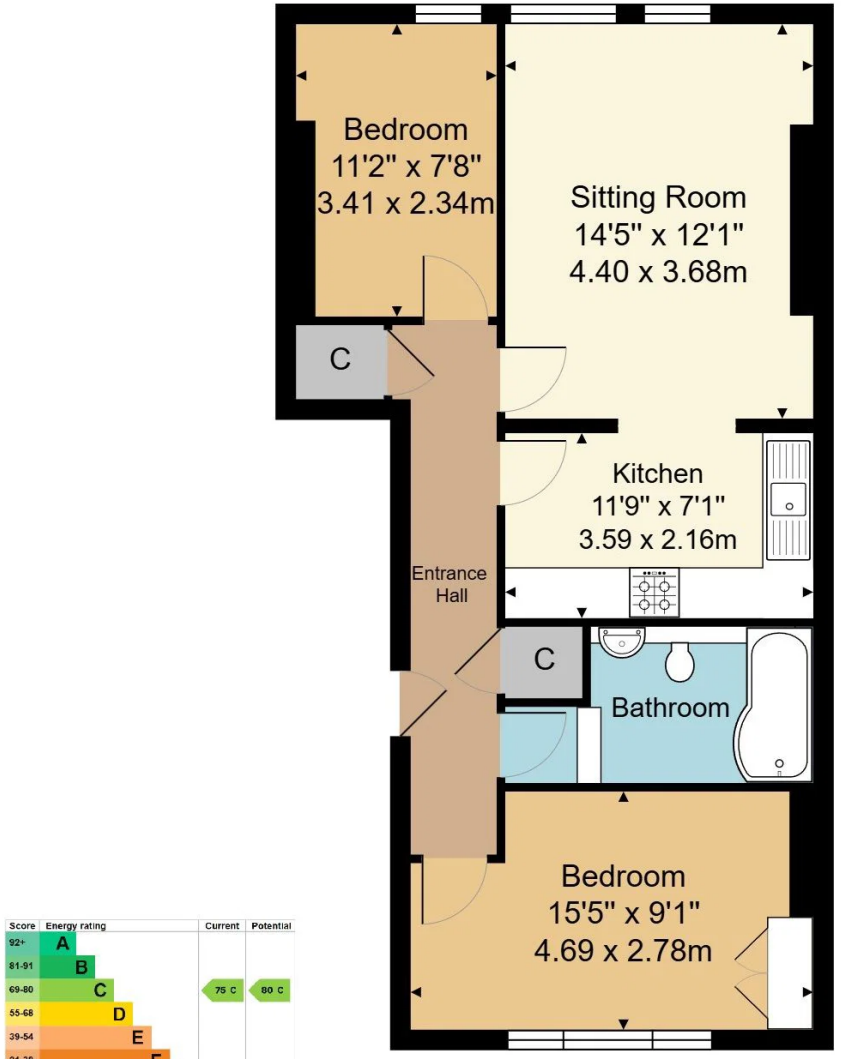
VIEWING:
By appointment with Wood & Pilcher 01892 511211







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
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating



Approx. Gross Internal Area 655 ft² ... 60.8 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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