

CARTER HOUSE, CALVERLEY PARK GARDENS

TUNBRIDGE WELLS - £425,000

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Apartment 14 Carter House,
7 Calverley Park Gardens, Tunbridge Wells, TN1 2JP

A stunning two bedroom top floor apartment within an exceptionally convenient location.

Generous Entrance Hall With Built-in Storage - Substantial Open Plan Living/Dining Room & Kitchen Complete With A Comprehensive Range Of Fitted Appliances & French Doors To Private Balcony - Principal Bedroom With En-Suite Bathroom & French Doors To A Larger Private Balcony - Generous Guest Room/Bedroom 2 & Separate Shower Room - Allocated Parking Space Within Gated Grounds - Communal Gardens - Gas Central Heating - Double Glazing - Lift - Share Of Freehold - No Forward Chain

Set within a stunning Victorian mansion house with recent rear wing addition is where you will find this stylish two bedroom top floor apartment with French doors opening onto its two rear balconies which overlook the communal gardens. This home has an impressive range of features which include a large kitchen area fitted with contemporary styled units and worktops including fitted oven, microwave, hob, wine cooler, dishwasher and washer/dryer. The living space and principal bedroom both have French doors opening onto their own private balconies. The shower room and bathroom have contemporary white suites with attractive wall tiling. There is gas central heating via radiators with underfloor heating in both the bathrooms and double glazing helps keep fuel bills and maintenance to a minimum. Externally there is an allocated parking space within the gated grounds and use of the communal gardens. There is a choice of lift or stairs to the top floor with video entry making this a very secure apartment ideal for those who wish to lock up and leave or perhaps value the privacy it offers and with Tunbridge Wells Station, Old High Street and Pantiles being within 0.8 mile walking distance this exceptional apartment is one not to be missed.

The accommodation comprises. Entrance door to communal hallway with a choice of stairs to lift to the top floor. Panelled entrance door to:

ENTRANCE HALL: A large reception space with sky light window allowing lots of light, range of built-in storage cupboards, one containing the wall mounted 'Worcester' gas fired boiler, radiator, power points, video entry phone.







OPEN PLAN LIVING/DINING AREA & KITCHEN: Living Space: Ceiling downlights, single radiator, media points. Double glazed french doors opening onto a Balcony with rear view towards the communal gardens and wrought iron balustrade.
Kitchen Area: Fitted with a comprehensive range of wall and base units comprising of a under worktop one and a half bowl sink unit with mixer tap. 'Siemens' induction hob with retractable extractor fan, wine cooler, 'Siemens' electric oven and microwave, 'Zanussi' integrated dishwasher and washer/dryer. Large peninsular breakfast bar.

PRINCIPAL BEDROOM: Radiator, power points, TV point. Range of built-in wardrobes. Double glazed french doors opening onto a Balcony with rear views towards the communal garden, wrought iron balustrade.

EN-SUITE BATHROOM: White suite comprising of a panelled bath with hand shower spray and rainfall shower over, glazed shower screen, floating wall mounted wash hand basin with mixer tap, low level WC. Tiled floor with underfloor heating, chrome towel rail/radiator, extractor fan.

GUEST BEDROOM 2: Single radiator, power points, TV point. Window to side.

SHOWER ROOM: White suite comprising of a corner shower cubicle with plumbed in rainfall shower and hand shower spay, low level WC, floating wall mounted wash hand basin with mixer tap. Tiled floor with underfloor heating, chrome towel rail/radiator, ceiling downlights.

OUTSIDE: Areas of communal lawned gardens provide an ideal space to sit out and enjoy the sunshine.

PARKING: One allocated parking space situated in the far left corner at the rear. Electric double gates with intercom at the front allow access onto the driveway and parking areas.

SITUATION: Calverley Park Gardens is an exceptionally convenient location approximately 0.8 of a mile from the station and centre of town being even closer to the northern part of the town where the principal shopping area includes the Royal Victoria Shopping Mall and Calverley Road Pedestrianised Precinct.







In the lower part of the town you will find the Old High Street and the famous Pantiles where there is a further range of shops, boutiques and numerous restaurants and bars. There are highly regarded schools in the town including primary, preparatory and grammar for both boys and girls. Recreational amenities within the town include a sports and leisure centre, multi screen cinema complex, theatres, two golf courses, rugby, tennis club and gyms. The A21 is to the north of the town and provides a direct route to the M25 national motorway network. Trains to London Charing Cross, London Bridge and Cannon Street with travel time around 50-55 minutes.

TENURE: Leasehold with a share of the Freehold
Lease - 999 years from 1 January 2015
Service Charge - currently £3786.48 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: C

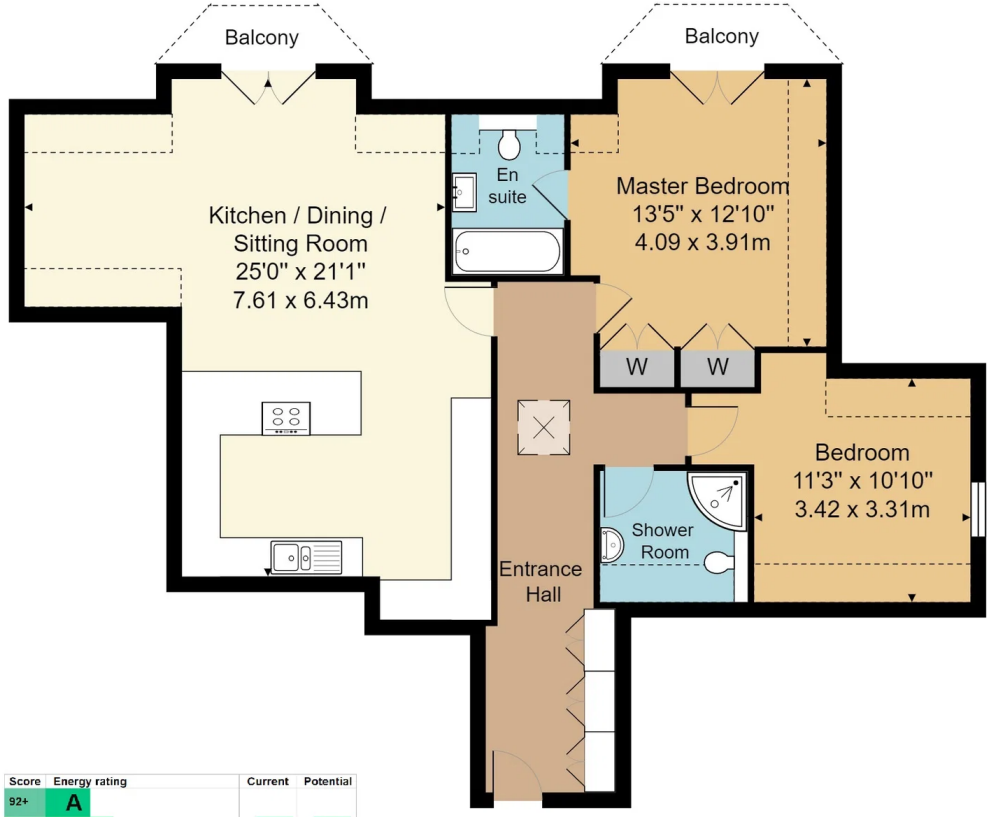
VIEWING: By appointment with Wood & Pilcher 01892 511211

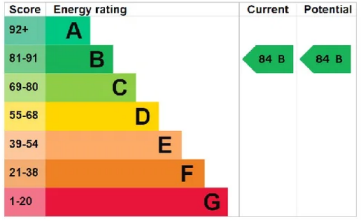
ADDITIONAL INFORMATION: Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating
Accessibility/Adaptations - Lift

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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Approx. Gross Internal Area 1039 ft² ... 96.5 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.