CAMBRIDGE HOUSE, CAMBRIDGE GARDENS

TUNBRIDGE WELLS - GUIDE PRICE £400,000 - £425,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

8 Cambridge House
Cambridge Gardens, Tunbridge Wells, TN2 4SB

Entrance Hall - Kitchen - Lounge/Dining Room With Feature Fireplace & French Doors To Terrace - Inner Hallway - Two Bedrooms - Bathroom - Private Garden - Two Controlled Residents Parking Permits

Occupying part of a Grade II listed building set in the 'old village area' of Royal Tunbridge Wells is where you will find this two bedroom ground floor garden apartment having French doors from both the living room and the master bedroom out onto a colonnaded private terrace and steps. In addition to this feature the property has a generous lounge/dining room with feature cast iron open fireplace, there is a good sized kitchen, two bedrooms and bathroom with white suite, whilst heating is provided via a gas central heating system with radiators. On street parking is provided by means of two controlled residents permits. This period home is truly within a wonderful location and in view of its many features we have no hesitation in recommending an early appointment to view.

The accommodation comprises. Panelled entrance door to a shared entrance porch. Private panelled entrance door to:

ENTRANCE HALL:
Exposed floorboards, single radiator, central heating thermostat. Recessed coats cupboard. Adjacent airing cupboard containing the wall mounted gas fired combination boiler and storage space.

KITCHEN:
With multi paned entrance door. Range of pine base units and worktops including a deep white Butler style sink with mixer taps and tiling adjacent to the worktops. Space for washing machine, space for a Range style cooker with filter hood above. Space for freestanding fridge/freezer. Low level recess storage cupboard. . Built in larder cupboard, double radiator. Sash window to rear, power points.

LOUNGE/DINING ROOM:
A generous 'L' shaped room with exposed floorboards, three double radiators. A wonderful feature fireplace with cast iron open grate. Wall lighting, picture rail, power points. Two sets of French doors opening to the rear terrace. Further panelled door to:

INNER HALLWAY:
Exposed floorboards.

BEDROOM 1:
Picture rail, wall lighting, power points. Two double radiators. Two sets of French doors opening to the rear terrace.

BEDROOM 2:
Double radiator, high level window and glazed French door to side opening to a small courtyard.

BATHROOM:
White suite comprising of a panelled bath with electric shower over, tiled shower area, glazed shower screen, pedestal wash hand basin with mixer taps, low level wc. Radiator/towel rail. Side window, painted floorboards.

OUTSIDE REAR:
A private area of garden with a colonnaded and covered rear terrace with steps leading down to a paved area ideal for outside entertaining and having the benefit of very little maintenance.

PARKING:
Two controlled residents permits.

SITUATION:
Cambridge House is situated just before the entrance to Camden Park, set within the heart of Royal Tunbridge Wells, which itself is surrounded by a number of local parks and shopping areas which include the old High Street with its selection of independent retailers, cafes and restaurants, Hoopers department store and the historic Pantiles. A little further to the north is where you will find the Royal Victoria Place Shopping Mall and Calverley Road Precinct, home to many of the national retailers.

There are two theatres, a selection of sports cubs to cater for golf, cricket, rugby and tennis. A particular feature of this home is the ability to be within 0.5 of a mile walking distance of Tunbridge Wells main line station, which has fast and frequent train services to both London termini and Hastings on the south coast and finally we must mention access to excellent local schools catering for a wide range of age groups, including the very popular Claremont and St. James School.

TENURE:
Leasehold with a share of the Freehold
Lease - 999 years from 1 January 1970
Service Charge - currently £900.00 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 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.

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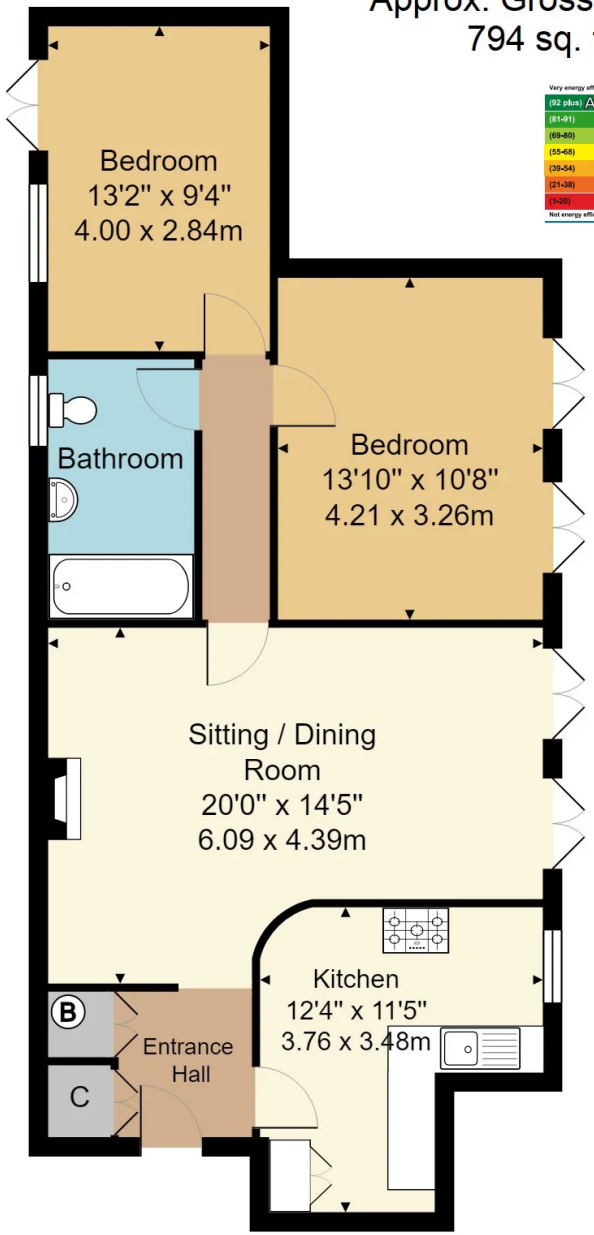
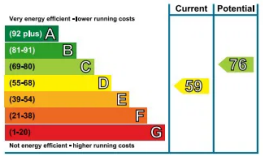
The Property Ombudsman
APPROVED CODE

Approx. Gross Internal Area
794 sq. ft / 73.8 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.