THE PANTILES

TUNBRIDGE WELLS - GUIDE PRICE £300,000 - £325,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

46b The Pantiles
Tunbridge Wells, TN2 5TW

Communal Entrance - Hallway - Sitting Room - Kitchen/Dining Room - Main Bedroom - Shower Room - Stairs To Second Bedroom - Permit Parking

Located in the desirable Pantiles area of Tunbridge Wells is this recently refurbished two bedroom apartment, as one of only three properties in this Grade II listed building it is situated on the middle floor accessed by stairs. The current owner has made several improvements during his ownership including a modern kitchen, contemporary shower room, electric ceramic radiators, wooden flooring and complete decoration. The accommodation includes a generous entrance hallway, good sized sitting room with bay window and feature fireplace, an impressive master bedroom, breakfasting kitchen, shower room and second bedroom. The property enjoys no onward chain thereby streamlining the purchasing process.

COMMUNAL ENTRANCE:
With stairs up to first floor. Private entrance door into apartment.

HALLWAY:
A good sized entrance hallway with sash window to front, wooden flooring, wall mounted intercom system.

SITTING ROOM:
A generous sitting room with a bay window to the front, electric ceramic radiator, feature fireplace including cast iron inset, wooden flooring, high ceilings and decorative cornice.

KITCHEN/DINING ROOM:
Recently installed modern kitchen with stylish base and drawer units and complementary quartz worktop and upstand. Inset sink and mixer tap. 'Neff' built-in oven with slide and hide drop down door, electric hob and cooker hood over. 'Bosch' built-in washing machine and 'Bosch' slimline dishwasher. Wooden flooring throughout, electric ceramic radiator, downlights. Sash window to front.

MASTER BEDROOM:
A very generous bedroom with tall ceiling, electric ceramic radiator, wooden flooring. Sash window to rear.

Steps down to:

SHOWER ROOM:
Recently installed featuring a large walk-in shower with hand held shower attachment and drench head, wall mounted wash hand basin with cupboard underneath and mirror above, low level concealed cistern WC. Built-in store cupboard housing pre lagged hot water tank and electric consumer unit. Tiled flooring, stylish grey metro wall tiling, downlights, underfloor heating. Two sash windows to rear.

Stairs to BEDROOM 2:
A double bedroom, built-in shelving, wall mounted electric heater, carpet. Sash window to rear.

PARKING:
Tunbridge Wells Borough Council Website advises Zone A Residents are allowed maximum of two parking permits per residency with additional visitors vouchers.

SITUATION:
Situated in the historic Pantiles of Royal Tunbridge Wells, 46 The Pantiles is part of an elegant row of mid-19th-century buildings that epitomise the Georgian architectural style, enhancing the area's timeless appeal. The Pantiles remains a lively hub today, offering an array of specialist shops, art galleries, cafés, restaurants, and bars. Regular events, such as farmers' markets, Christmas markets, and the popular summertime Jazz on The Pantiles, draw both locals and visitors alike. The area benefits from excellent transport links via Tunbridge Wells Mainline Station, with services to the South Coast and London termini. For outdoor spaces, the historic Tunbridge Wells Common, directly opposite, serves as a peaceful green retreat in the heart of the town. Everyday essentials are well catered for, with two large supermarkets within walking distance, while a diverse selection of shops can be found at the nearby Royal Victoria Place and along Calverley Road.

TENURE: Leasehold
Lease - 125 years from 28 May 2012
Service Charge - currently £2208.23 per year
Ground Rent - currently £100.00 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: D

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, Electricity & Drainage
Heating - Electric

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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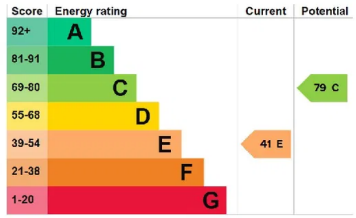

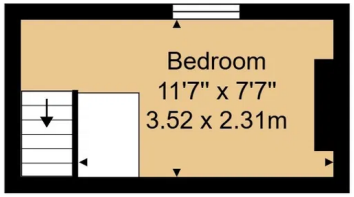

Level 2

Level 1

Approx. Gross Internal Area 914 ft² ... 84.9 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.