



FAIRLAWN HOUSE, MOUNT SION
TUNBRIDGE WELLS - GUIDE PRICE £375,000 - £400,000



WOOD & PILCHER
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Flat 7 Fairlawn House
22 Mount Sion, Tunbridge Wells, TN1 1US

Entrance hallway - Open Plan Sitting Room With Balcony
- Kitchen With Built-In Appliances - Two Bedrooms -
Bathroom - Allocated Parking Space

This attractive and generous chain free Grade II listed two bedroom apartment is situated on Mount Sion, one of Tunbridge Wells' finest roads. A short walk away is The Pantiles and High Street where many bars cafes and restaurants can be enjoyed. The apartment offers a bright sitting room with large bay sash window with original shutters and balcony, modern fitted kitchen with stylish white units and integrated appliances, bathroom and two good-size bedrooms. There is also allocated parking and a lift in the building.

Communal door to first floor. Entrance door to:

ENTRANCE HALLWAY:

Dado rail, inset spotlights, entry phone, coving to ceiling, radiator, doors to:

OPEN PLAN SITTING ROOM:

With impressive large sash bay window with original shutters, balcony, high ceilings, fireplace with stone surround, double radiator.

KITCHEN:

With stylish grey units and ample work surfaces. Ceramic sink unit with mixer taps. Built-in washer/dryer and built-in dishwasher. Neff gas hob and 'Bosch' electric oven. Tile effect flooring, housed 'Worcester Bosch' combination boiler, inset spotlights, Window to rear aspect.

BEDROOM 1:

Window to rear aspect with shutters, radiator, window to side and fitted cupboards.



BEDROOM 2:

Window to side aspect with shutters, fitted shelving.

BATHROOM:

Fitted with a white suite comprising, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, tile effect flooring, radiator, extractor, part tiled walls, frosted window to side.

OUTSIDE:

Allocated parking for one car.

SITUATION:

The property is located in the 'Village' area of Tunbridge Wells. In this respect it is proximate to many of the town's most attractive and popular facilities including an excellent host of independent retailers, restaurants and bars located between The Pantiles and Mount Pleasant, the mainline railway station, two theatres and a number of open public spaces, most especially the Grove Park across the road. Tunbridge Wells has a further range of principally, multiple retailers and restaurants at the Royal Victoria Place shopping precinct and nearby North Farm Estate alongside a number of sports and social clubs and a host of well regarded schools.

TENURE:

Leasehold

Lease - 125 years from 1 January 2000

Service Charge - currently £3600.00 per year

Ground Rent - currently £500.00 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

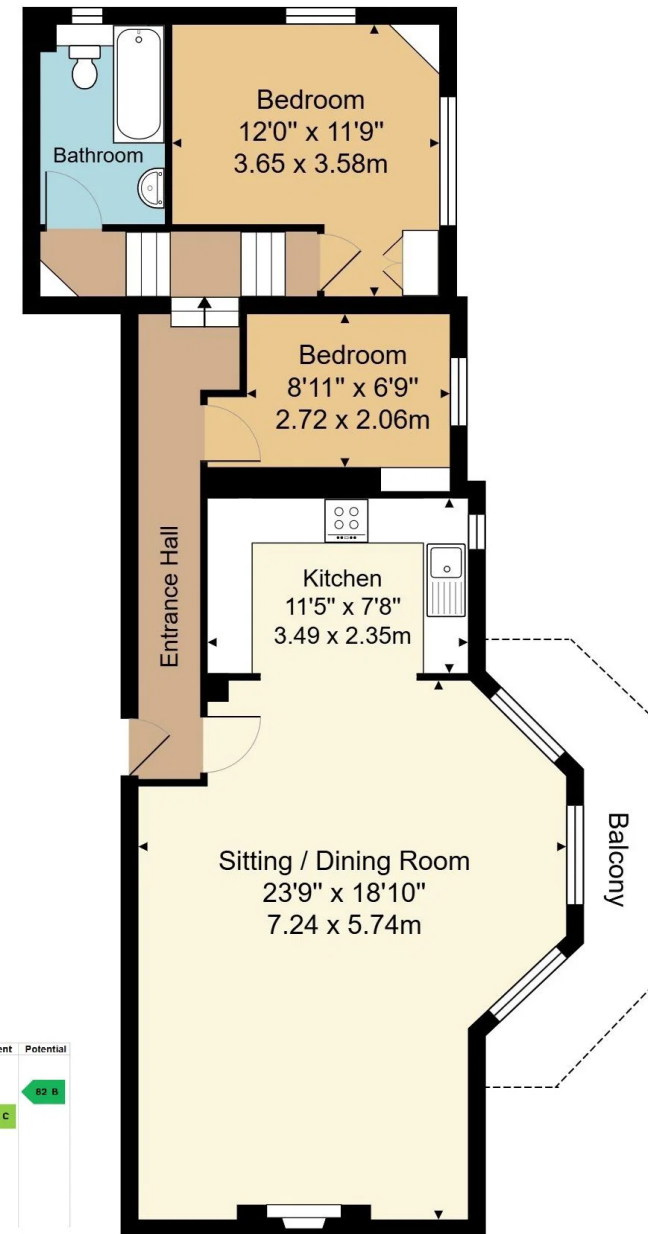
Mobile Phone Coverage search Ofcom checker

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 842 ft² ... 78.2 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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