



# BISHOPS COURT, BISHOPS DOWN ROAD

TUNBRIDGE WELLS - £475,000



12 Bishops Court  
Bishops Down Road, Tunbridge Wells, TN4 8XL

Hallway - Sitting Room With Feature Fireplace - Principal Bedroom With En-Suite Bathroom - Further Bedroom - Shower Room - Kitchen - Allocated Parking Space - Communal Gardens

Located on the second floor of this attractive purpose built apartment block is this two bedroom home with appealing views over the surrounding area. It also has spacious accommodation with a good size sitting/dining room complete with a bright bay window aspect, two double bedrooms with the master having a bathroom en-suite, there is a generous hallway with built-in storage, further shower room and separate kitchen. The location is particularly popular due to its quiet situation and being close to the town centre and a short walk to the mainline station. There is secure garage parking with ample visitor parking as well. The property is offered with no onward chain thereby streamlining the purchasing process.

Main entrance via a few steps up to communal doorway with entry phone system, lift or stairs up to second floor. Private entrance door into:

**HALLWAY:**

A good sized hallway with an area of built-in shelving, large double built-in store cupboard, further airing cupboard housing hot water tank with shelving above, intercom system, carpet, radiator.

**SITTING ROOM:**

An attractive sitting room which has a feature bay window with further side window offering views to the rear over the surrounding area. Feature fireplace with built-in shelving and drawer unit to the side, radiator, carpet.

**MASTER BEDROOM:**

A generous double bedroom with attractive built-in wardrobes with cupboards and shelving above, double glazed bay window to side, radiator, carpet.



#### EN-SUITE:

A generous en-suite with panelled bath and mixer tap, low level WC, bidet, heated towel rail, built in vanity unit with inset wash hand basin, part tiling to walls, extractor fan, vinyl flooring.

#### BEDROOM 2:

A further double bedroom with double glazed window to rear, built-in wardrobe, radiator, carpet.

#### SHOWER ROOM:

A good sized double shower cubicle, low level WC, wash hand basin with cupboard underneath, tiling to walls and flooring, extractor fan, heated towel rail.

#### KITCHEN:

Fitted with a range of wall, base and drawer units with complementary worktop. Built-in oven and microwave, inset gas hob with extractor fan over. One and a half bowl sink and drainer with mixer tap. Space for washing machine, built-in fridge/freezer, part tiling to walls, built-in wall mounted gas central heating boiler, vinyl flooring. Two double glazed windows to side.

#### OUTSIDE:

The property enjoys an allocated parking space in the secure garage underneath the building with further visitor parking to the front of the property and use of a residents garden.

#### SITUATION:

The property is located on Bishops Down Road in central Tunbridge Wells adjacent to both the Spa Hotel and Mount Ephraim. The property is afforded considerable privacy by its proximity to Tunbridge Wells Common and the town centre itself is perhaps best accessed across said Common. The town has a wide range of social, retail and educational facilities including a number of sports and social clubs and two theatres. There is an excellent range of independent retailers and restaurants located principally between the Pantiles and Mount Pleasant as well as nearby Camden Road and the town offers fast and frequent services to both London termini and the South Coast via two main line railway stations and good access to the A21 trunk road.



**TENURE:**

Leasehold

Lease - 999 years from 1 January 1993

Service Charge - currently £2800.00 per year

Ground Rent - currently £50.00 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

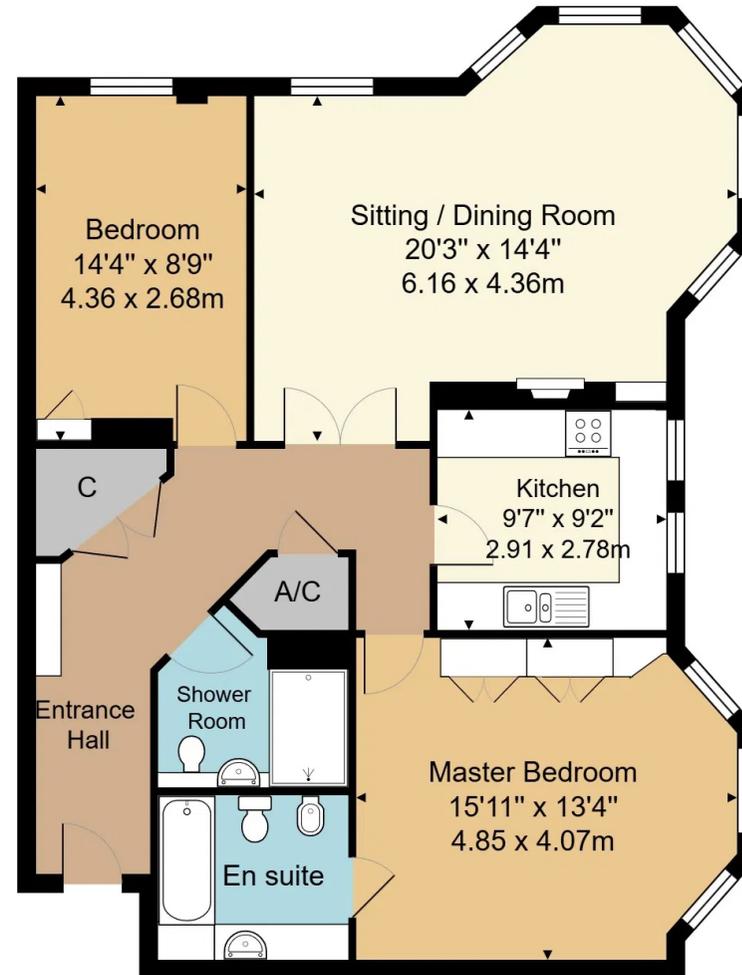
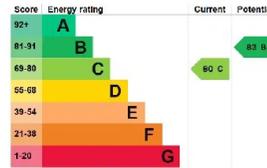
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



Approx. Gross Internal Area 995 ft<sup>2</sup> ... 92.4 m<sup>2</sup>

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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