



QUEENS ROAD

TUNBRIDGE WELLS - £270,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Flat 6, The Nightingales, Queens Road, TN4 9LU

Entrance - Hallway - Sitting/Dining Room - Kitchen - Two Bedrooms - Bathroom - Communal Patio - Allocated Parking

A well presented two bedroom first floor apartment with a south-easterly aspect, situated within a popular purpose built development on Queens Road, close to the St. Johns area of town. The property is conveniently located for local shops, schools and the town centre, making it well suited to first time buyers, investors or those looking to downsize.

The accommodation is well laid out and benefits from good natural light throughout. The open plan living area provides clearly defined sitting and dining space, while the separate kitchen offers a practical range of units and appliance space. There are two bedrooms positioned to the rear of the building, including a double bedroom with built-in storage. The shower room has been updated with a modern walk-in shower and contemporary fittings.

The property benefits from an allocated parking space within the communal car park and communal patio area for residents.

ENTRANCE:

Via communal entrance, stairs to the first floor and private entrance to:

HALLWAY:

Two built in storage cupboards, one housing consumer unit, carpeted, radiator and entrance phone.

SITTING ROOM:

Generous bright and airy living area, with south facing double glazed Oriel window to side and rear and further double glazed window to side. Hive heating control, carpeted, three radiators.

KITCHEN:

Range of wall, base and drawer units with worktop over. Inset 1 and a half sink with drainer and mixer tap, electric oven, gas hob with extractor over. Space for a washing machine and tall fridge/freezer. A wall mounted boiler, double glazed window to side and wood effect laminate flooring.



BEDROOM:

Double bedroom with further space for furniture, built in cupboard with hanging space, double glazed window to rear, carpeted, radiator.

BEDROOM:

Carpeted, radiator and double glazed window to rear.

BATHROOM:

Walk-in shower with rain head, handheld attachment and wall mounted taps, tiled surround, heated chrome towel rail and storage cupboard. Low level WC, vanity unit with drawers and mounted sink with mixer tap. Wall mounted LED cabinet, with shaving point and LVT flooring.

OUTSIDE:

Communal car park with allocated parking space and communal patio area

SITUATION:

The property is located on Queen's Road in the St. John's quarter of Tunbridge Wells. This pleasant and upmarket address is a little under a mile from the town centre of Tunbridge Wells with its excellent mix of social, retail and educational facilities and is particularly well placed to access schools in the immediate St. John's areas. Queen's Road offers good access to both of Tunbridge Wells' principal railway stations and also enjoys proximity to St. John's Park and Grosvenor & Hilbert Park as well as a host of interesting retailers and restaurants (including two metro style supermarkets) again on the adjacent St. John's Road. The property may particularly suit any first time buyer or investor buyer and to this end we would encourage all interested parties to make an immediate appointment to view.



TENURE:

Leasehold

Lease - 124 Years from 13th June 2018

Service Charge - currently £1808.34 Per Annum

Ground Rent - currently £100

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 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

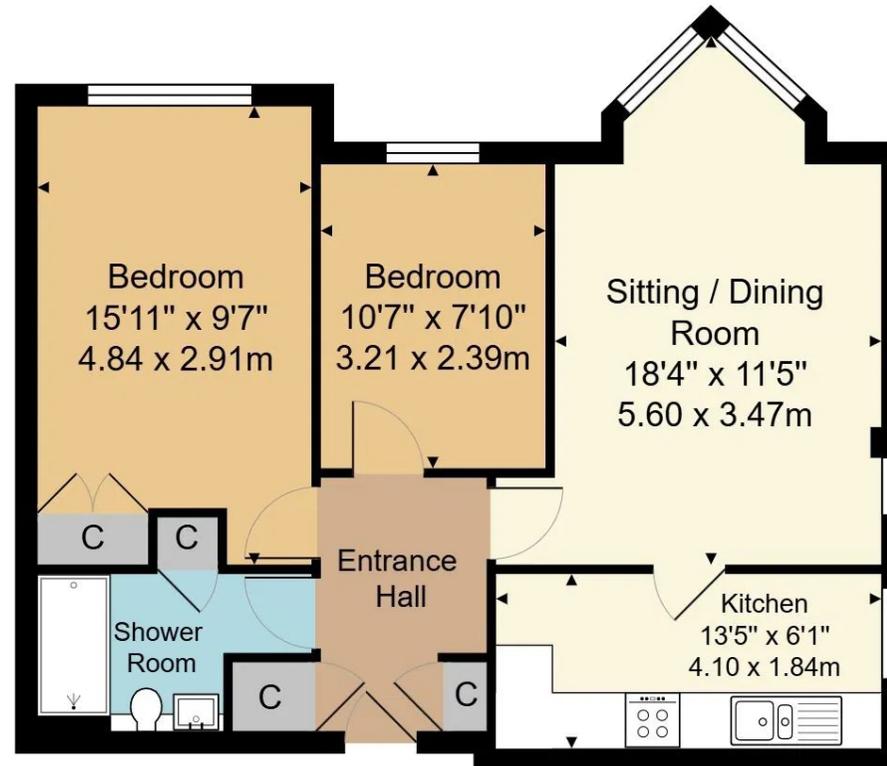
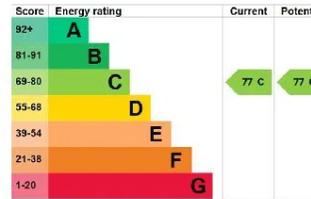
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating



Approx. Gross Internal Area 625 ft² ... 58.1 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.

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BRANCHES AT CROWBOROUGH, HEATHFIELD,

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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.

