

CHANCELLOR HOUSE, MOUNT EPHRAIM

TUNBRIDGE WELLS - £400,000

WOOD & PILCHER
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Flat 57, Chancellor House
Mount Ephraim, Tunbridge Wells, TN4 8BT

Entrance Hallway - Sitting Room - Dining Room - Kitchen/Diner - Two Bedrooms - Bathroom - Beautiful Communal Gardens Of Approximately 5 Acres - Single Garage - Communal Parking

A southerly facing and beautifully presented, chain-free luxury top-floor apartment situated within this prestigious development. The property boasts a spacious dual-aspect sitting room, a separate dining room, a fitted kitchen with an additional dining area, and two generously proportioned double bedrooms. Further benefits include a garage with an electric door and breathtaking countryside views, making this an exceptional home for those seeking comfort, style and an enviable setting.

Communal door to top floor via stairs or lift, to:

ENTRANCE HALLWAY:
Fitted wardrobe, coving to ceiling, radiator, storage cupboard, doors to:

SITTING ROOM:
Coving to ceiling, two radiators, electric coal-effect fire set in wooden surround. Dual aspect with two UPVC double glazed windows to front and side, fantastic countryside views. Doors lead through to:

DINING ROOM:
Coving to ceiling, storage cupboard, UPVC double glazed window to side. Door to:

KITCHEN/DINER:
Range of cream wall and base units with worktops over, double sink with chrome mixer taps. Space for fridge/freezer, integrated dishwasher and washing machine, built-in electric oven and halogen hob. Radiator, coving to ceiling, coving to ceiling, part wooden floors, partly carpeted, tiled splashbacks. Space for dining table. Two UPVC double glazed windows to front.







BEDROOM ONE:
Dual aspect, two UPVC double glazed windows to front and side, coving to ceiling, fitted wardrobe, radiator.

BEDROOM TWO:
Dual aspect, UPVC double glazed window to side, radiator, coving to ceiling, storage cupboard.

BATHROOM:
Panel enclosed bath with chrome mixer tap and shower attachment, separate shower cubicle with shower, pedestal wash hand basin with chrome taps, low-level WC. Heated towel rail, coving to ceiling, fully tiled walls. Two frosted UPVC double glazed windows to side.

OUTSIDE:
Beautiful and extensive grounds and gardens measuring around five acres. Single garage with electric door and communal parking.

SITUATION:
Chancellor House is accessed via a private road to the side of the Travelodge Hotel on Mount Ephraim as well as from Bishops Down Road. This private and quiet location conceals the fact, that via a short and scenic walk across the landmark Tunbridge Wells Common, the property is perfectly located to take advantage of central Tunbridge Wells, in particular the Royal Victoria Place Shopping Precinct, the famous Pantiles, and the Tunbridge Wells main line railway station. Beyond this Tunbridge Wells has an excellent range of schools catering for a wide range of age groups and leisure facilities include a selection of golf, cricket and rugby clubs, a sports centre, two theatres and private health clubs.

TENURE:
Leasehold with a share of the Freehold
Lease - 999 years from 1 January 1978
Service Charge - currently £8361.93 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.





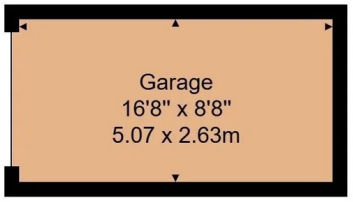


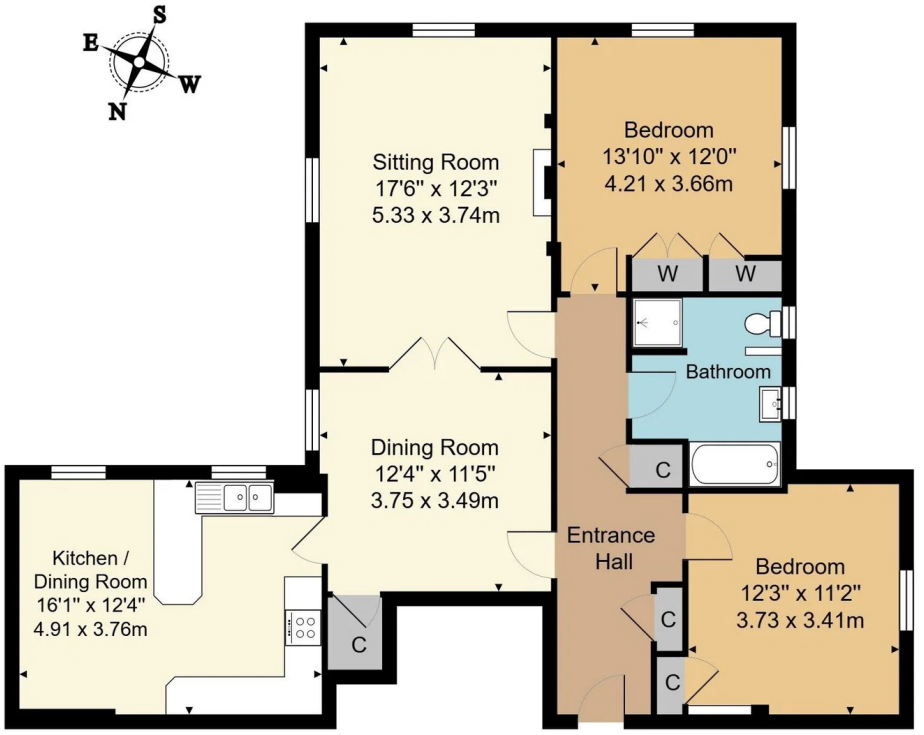
COUNCIL TAX BAND:
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VIEWING:
By appointment with Wood & Pilcher 01892 511211

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 Fired Central Heating







Apartment Approx. Gross Internal Area 1088 sq. ft / 101.1 sq. m
Garage Approx. Internal Area 144 sq. ft / 13.4 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.

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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