

DUDLEY LODGE, FERNDALE CLOSE

TUNBRIDGE WELLS - GUIDE PRICE £170,000 - £185,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

28 Dudley Lodge
Ferndale Close, Tunbridge Wells, TN2 3RR

Entrance Hallway - Lounge With Doors To Balcony & Views - Kitchen - Bedroom - Bathroom - Garage En-Bloc - Residents Parking On A First Come, First Served Basis - Communal Gardens



Offering extensive, breathtaking views across Tunbridge Wells to the North Downs in the distance and being offered with no onward chain, a one bedroom apartment in this purpose built block with the real advantages of a residents lift, a private terrace, a garage en-bloc and use of extensive communal gardens. As currently arranged, the property enjoys a generous double bedroom with areas of fitted bedroom furniture, a contemporary kitchen running off of the principal lounge, a further family bathroom with electric shower and a large lounge with views and private balcony. A glance at the attached photographs will give an indication as to the potential of the property as well as its particular 'X Factor' - those incredible views across the St. James' quarter of Tunbridge Wells!

Access is via a solid door to:

ENTRANCE HALLWAY:
Fitted carpet, radiator, fitted coat hooks, textured ceiling with areas of cornicing, wall mounted entry phone, wall mounted thermostatic control, door to a cupboard housing hot water cylinder. Doors to:

LOUNGE:
Of a good size and with ample room for both lounge and dining furniture and entertaining. Fitted carpet, various media points, textured ceiling with cornicing, radiator. Impressive views through a double glazed window, further private terrace with sliding double glazed doors and retaining brick and steel work again affording attractive views of Tunbridge Wells. Open to:

KITCHEN:
Fitted with a range of wall and base units with a complementary work surface. Inset single bowl sink stainless steel sink with mixer tap over.





Space for washing machine, integrated 'Hotpoint' electric oven and inset four ring 'Hotpoint' electric hob with tiled splashback and extractor hood over. Wall mounted Worcester boiler, tiled floor, textured ceiling, good general storage space. Double glazed window to the front with fitted blind.

BEDROOM:
Of a good size and with room for a double bed and associated bedroom furniture. Fitted carpet, radiator, textured ceiling with cornicing. Areas of fitted bedroom furniture to include both wardrobes and drawers and a further fitted cupboard with additional deep storage space.

BATHROOM:
Panelled bath with mixer tap over and wall mounted electric 'Triton' shower with fitted shower rail, wall mounted wash hand basin with mixer tap over and storage below, low level WC. Vinyl floor, mirror fronted medicine cabinet, radiator. Opaque double glazed window to the side with fitted blind.

OUTSIDE:
The property enjoys the use of extensive, well maintained communal gardens surrounding the building and neighbouring properties. Residents parking is generally available on a first come, first served basis but the property also enjoys a garage en bloc located off of St. James Park.

SITUATION:
The apartment forms one of a small number of blocks in these large extensive communal gardens in the St. James' quarter of Tunbridge Wells. Whilst a particularly peaceful location the property enjoys good pedestrian access to the town centre as well as both railway stations - situated at both High Brooms and the town centre. Tunbridge Wells is highly regarded for its mix of social, retail and educational facilities including a number of sports and social clubs, two theatres, a range of primarily multiple retailers both at the North Farm Estate and Royal Victoria Place as well as a further host of independent retailers, restaurants and bars located between Mount Pleasant and the Pantiles.







TENURE:
Leasehold
Lease - 189 Years from 24th February 2006
Service Charge - currently £2001.08 per year
Peppercorn 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:
C

VIEWING:
By appointment with Wood & Pilcher 01892 511211

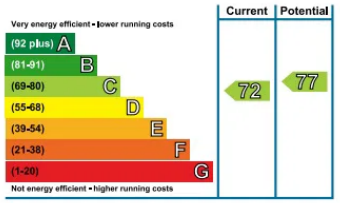
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

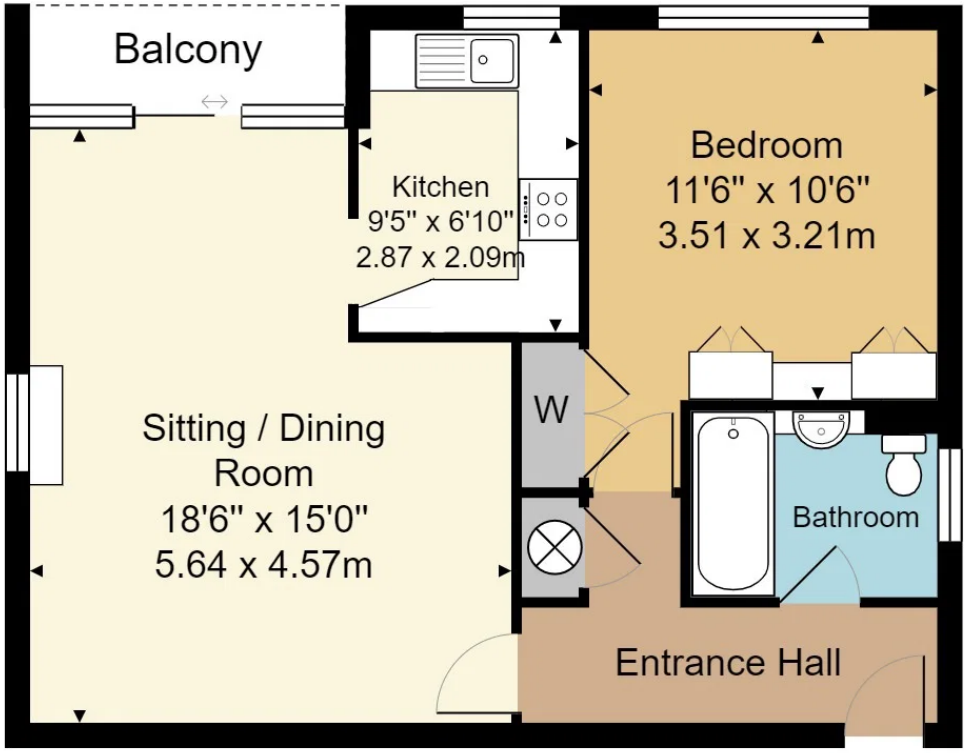
AGENTS NOTE:
Please note that the photographs used are library images and may not reflect the current condition or furnishings of the property. Prospective purchasers are advised to arrange a viewing to satisfy themselves as to the property's present appearance and condition.

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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Sixth Floor

Approx. Gross Internal Area 578 ft² ... 53.7 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.