



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Two Bedroom First Floor Apartment
- Share Of Freehold
- Brand New Lease
- Some Updating Required
- Allocated Parking Space
- Energy Efficiency Rating: D

Powdermill Lane, Tunbridge Wells

£210,000

woodandpilcher.co.uk

First Floor Flat, 98B Powder Mill Lane, Tunbridge Wells, TN4 9DZ

Set back from the road behind its block paved driveway with parking is this conversion of two, two bedroom apartments. A communal door to the side of the building provides access to a shared hall where a door on the right gives access to the first floor property. Once inside, steps take you to the first floor. A good sized landing with wood effect flooring offers access to each of the rooms whilst also having a built in cupboard and loft access. At the front is the kitchen/living room. It has wide windows allowing for lots of light. There is space for large sofas and even a small table and chairs if desired. The kitchen has plenty of fitted cabinets and worktops along with space for white goods in addition to the fitted oven and gas hob. Both bedrooms are doubles, although bedroom two may be better suited as a large single bedroom. Both are light and airy and have space for bedroom furniture. The bathroom completes the inside of the property and offers a bath with shower over, WC, wash basin and chrome heated towel rail. Outside, to the left of the block paved driveway is the allocated parking space. There is additional parking available on street, restriction-free.

Communal entrance with door to apartment:

Carpeted stairs to first floor:

LANDING:

Wood effect flooring, radiator, fitted cupboard, loft hatch.

KITCHEN/SITTING ROOM:

Wide window, wood effect flooring, space for large sofas, radiator, light and airy, kitchen with floor and wall cabinets, granite effect worktops, fitted fan oven, four ring gas hob with extractor, one and a half sink and drainer, space for white goods.

BEDROOM:

A light and airy double room, window to rear, wood effect flooring, space for bedroom furniture, radiator, TV point.

BEDROOM:

A light and airy small double/single room, window to rear, wood effect flooring, radiator, TV point.

BATHROOM:

Window, bath with shower over, WC, wash basin, chrome heated towel rail, spotlights, tiled walls and flooring, extractor.



OUTSIDE FRONT:

Block paved driveway with one allocated parking space.

SITUATION:

Nestled on Powder Mill Lane, this property enjoys a prime location within a 1-mile radius of esteemed primary and secondary schools, including Boys and Girls Grammar Schools, Skinners, St. Matthew's CoE Primary School, St. John's CoE Primary School, and St. Augustine Catholic School. Conveniently within walking distance, High Brooms Mainline Station offers regular half-hourly trains to London Bridge, Waterloo, Charing Cross, and Hastings along the South Coast. Nearby, Southborough High Street and St. John's Road host a variety of amenities, including independent shops, cafes, pubs, and a sports centre.

For commuters, easy access to the A26 connects seamlessly to the A21 and the London Orbital Motorway. Furthermore, the vibrant Tunbridge Wells Pantiles and High Street are easily reached via a short 20-minute bus ride (281 Arriva), with services typically available every 15 minutes.

TENURE:

Leasehold with a 50% share of the freehold

New lease as of 2025 - 999 years

No regular service charge - to be self managed between two flats

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:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

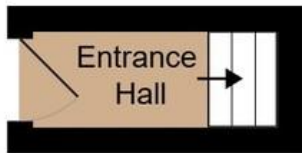
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	64 D
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 569 sq. ft / 52.8 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.

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 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
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