



CLARENCE LODGE, CLARENCE ROAD
TUNBRIDGE WELLS - GUIDE PRICE £350,000 - £375,000

2 Clarence Lodge
Clarence Road, Tunbridge Wells, TN1 1HE

Entrance Hall - Lounge/Diner - Kitchen With Appliances
- Two Bedrooms - Recently Installed Bathroom -
Allocated Parking Space

Located on one of central Tunbridge Wells' most central but peaceful roads, a two bedroom ground floor apartment forming part of a 'period style' contemporary block with the real advantages of a large principal lounge/dining room, two double bedrooms, a recently installed contemporary bathroom and a private parking space. Beyond this, double glazed sash windows and an entry phone system. A glance at the attached photographs and floorplans will give an indication as to both the quality and 'flow' of this proposition. Properties in this locale have traditionally generated excellent interest & to this end, we'd encourage all parties to make early appointments to view.

Access via a solid door to:

ENTRANCE HALL:

Carpeted, cornicing, inset spotlights to ceiling, wall mounted entry phone. Door to cupboard with good general storage and inset electrical consumer unit.

LOUNGE/DINER:

Of an excellent size and with good room for both lounge furniture and entertaining and a dining table and chairs. Fitted carpet, radiator, dado rail, cornicing, various media points. Two double glazed sash windows to front and one to the side.

KITCHEN:

Of a good size and with room for a breakfast table and chairs, painted wooden floor, fold down breakfast table with space for two people. Fitted with a range of wall and base units with a complementary woodblock work surface. Inset one and a half bowl sink with mixer tap over. Integrated electric oven and inset four ring gas hob with splashback and extractor over. Integrated fridge, integrated freezer, integrated dishwasher, integrated washer/dryer. Good general storage, part tiled wall, cornicing. Double glazed sash window to side.



BEDROOM:

Of a good size with ample room for double bed and associated furniture. Fitted cupboard, fitted bookshelves to either side, radiator. Double glazed sash window to side.

BEDROOM:

Room for a double bed and furniture. Currently used as office. Wood effect flooring, cornicing. Two fitted cupboards - one housing a wall mounted 'Worcester' boiler. Double glazed sash windows to side and rear. The latter with a fitted blind.

BATHROOM:

Recently installed with wood effect flooring. Panelled bath with mixer tap over, fitted glass shower screen, two shower heads over, low level WC, feature wash hand basin with storage below. Cornicing, inset spotlights, extractor fan. Opaque double glazed window to rear with fitted roller blind.

OUTSIDE:

Externally the property has a single allocated parking space to the rear.

SITUATION:

Clarence Road is a central Tunbridge Wells road offering excellent access to the railway station, Common and the old High Street and Pantiles. Somewhat by-passed at either end, the road is especially peaceful given its location. A real asset for any potential buyer. Tunbridge Wells itself has an excellent mix of social retail and educational facilities including a number of sports and social clubs and two theatres, a host of principally independent retailers, restaurants and bars situated between the Pantiles and Mount Pleasant with further multiple offerings at both the Royal Victoria Place and nearby North Farm. The town has two mainline stations - one extremely close to the apartment - offering fast & frequent services to both London termini and the South Coast.



TENURE:

Leasehold

Lease - 999 years from 1 June 1996

Service Charge - currently £1750.54 per year (including reserve fund)

Ground Rent - currently £250.00 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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

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.

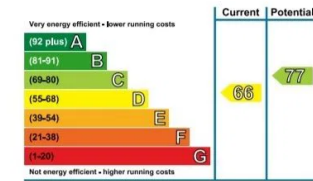
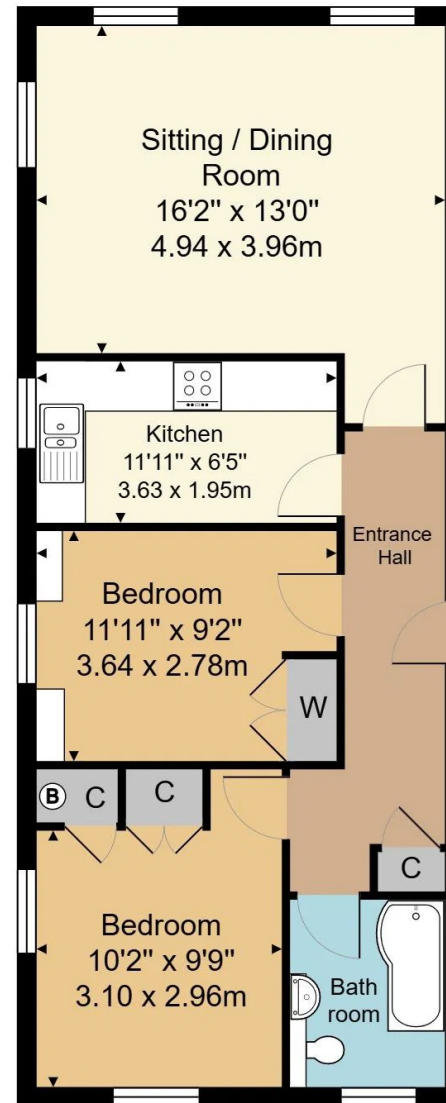


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Approx. Gross Internal Area 682 ft² ... 63.4 m²

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.