



EDISON COURT, CULVERDEN PARK ROAD

TUNBRIDGE WELLS - GUIDE PRICE £270,000 - £280,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

6 Edison Court
Culverden Park Road, Tunbridge Wells, TN4 9TR

Communal Entrance Hall - Private Entrance Hall With Entry Phone - Open Plan Lounge/Dining/Kitchen Complete With A Range Of Appliances - Principal Bedroom With En-Suite Shower Room - Second Double Bedroom - Main Bathroom With White Suite - Double Glazed Windows - Electric Heating - Brand New Fitted Carpets & Vinyl Flooring - Completely re-Decorated Throughout - Communal Gardens - Allocated Undercroft Parking Space - Vacant Possession - No Forward Chain

This spacious two bedroom entrance level apartment has been completely re-decorated and re-carpeted to provide a wonderful apartment you could move straight into. The property has many features which include a well equipped kitchen with appliances, a principal bathroom as well as an en-suite shower room, there is a good sized living area, electric heating and double glazed windows help to keep fuel bills and maintenance to a minimum. The apartment also has the benefit of an undercroft allocated parking space and a secure entry phone system. These homes are ideal for first time buyers and investors alike and with no forward chain this property should be viewed without delay.

Access is via a solid door to:

ENTRANCE HALLWAY:

Carpeted, wall mounted electric radiator, wall mounted entry phone, doors to a storage cupboard of a good size and height with areas of fitted shelving and housing electric hot water cylinder and various electrical consumer units etc. Doors leading

PRINCIPAL BEDROOM:

Carpeted, wall mounted electric radiator, good space for double bed and associated bedroom furniture. Large fitted double wardrobe. Double glazed window to the side. Door to:

EN SUITE SHOWER ROOM:

Fitted with a wall mounted wash hand basin with mixer tap over, low level wc, shower cubicle with single head shower and fitted glass screens. Vinyl floor, part tiled walls, wall mounted towel radiator, fitted mirror, electric shaver point, inset spotlights to ceiling, extractor fan.



BEDROOM:

Carpeted, wall mounted electric radiator, good space for double bed and associated furniture. Double glazed window to the side.

FAMILY BATHROOM:

Fitted with a panelled bath with mixer tap over, fitted glass shower screen and single head shower attachment, low level wc, wall mounted wash hand basin with mixer tap over. Vinyl floor, part tiled walls, wall mounted electric towel radiator, fitted mirror, shaver point, inset spotlights to ceiling, extractor fan.

OPEN PLAN LOUNGE/DINING/KITCHEN:

Lounge: Carpeted, good space for lounge furniture and for entertaining, various media points, wall mounted electric radiator. Two sets of double glazed windows to the side, inset spotlights to the ceiling. Open to:
Kitchen: Fitted with a range of wall and base units and a complementary work surface. Integrated fridge, freezer, washing machine and dishwasher. Good areas of general storage. Integrated electric oven, electric hob with stainless steel splashback and extractor hood over. Inset one and a half bowl stainless steel sink with mixer tap over. Vinyl floor

OUTSIDE:

Externally the property enjoys use of communal gardens and has the benefit of an allocated parking space.

SITUATION:

The property enjoys an extremely convenient location off Culverden Park Road and St. Johns Road, just north of Royal Tunbridge Wells town centre. The area remains popular with new home owners, down sizers and buy to let investors. Tunbridge Wells town centre is less than a mile away offering a comprehensive range of shopping facilities at the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianized precinct. Tunbridge Wells has a main line station offering a fast and frequent service to both London and the south coast. Beyond this the St Johns shops and restaurants are equally close with two Supermarkets, a host of independent retailers and excellent eating and drinking facilities. In general the area is well served with good schooling both state and independent for children of all ages.



Recreational facilities in the area include golf, cricket, lawn tennis and rugby clubs, a number of parks, local theatres, the Tunbridge Wells Sports and Indoor Tennis Centre and the out of town Knights Park Leisure Centre with its ten pin bowling complex, multi screen cinema and private health club. Tunbridge Wells is rightly renowned for the Pantiles, the Common, its architecture, a healthy mix of independent retailers and restaurants and parks, many of these are readily accessible from this property.

TENURE:

Leasehold

Lease 125 years from 1 January 2005

Service charge - currently £2226.86 per year

Ground Rent - currently £200.00 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:

D

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, Electricity & Drainage

Heating - Electric Heating

Accessibility/Adaptations - Entrance Level

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.



23 High Street, Tunbridge Wells,
Kent, TN1 1UT

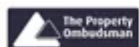
Tel: 01892 511211

Email:

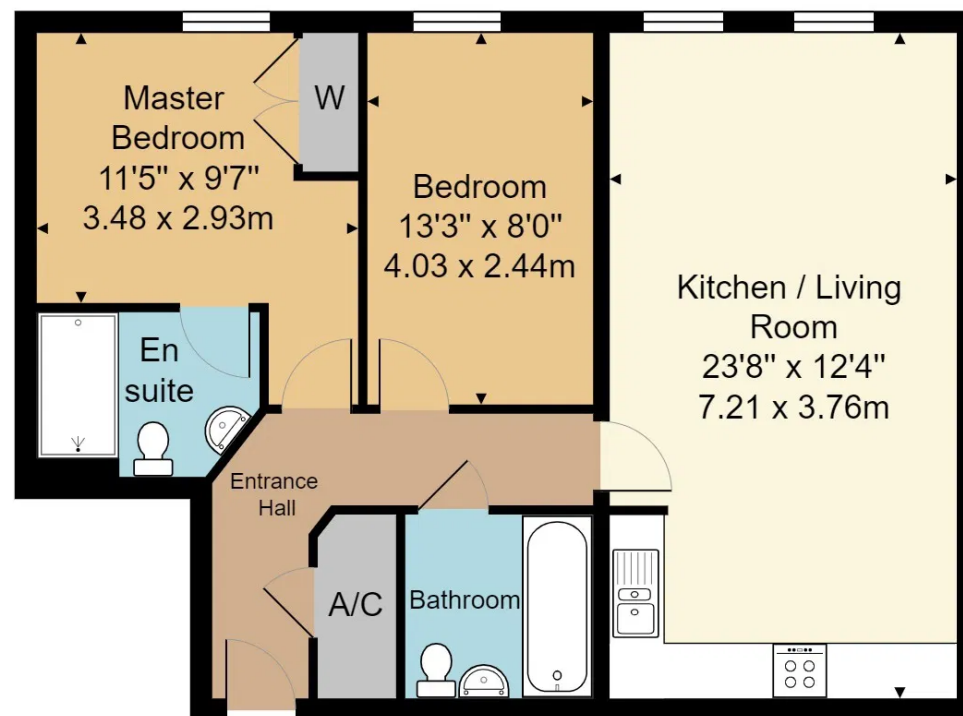
tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 724 ft² ... 67.3 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.