



**VALE HOUSE, CLARENCE ROAD**  
TUNBRIDGE WELLS - GUIDE PRICE £230,000 - £245,000



1 Vale House  
Clarence Road, Tunbridge Wells, TN1 1HE

Entrance Hallway - Open Plan Lounge/Kitchen/Dining Area - Bedroom - Bathroom- Allocated Parking Space

Located in a most peaceful but central Tunbridge Wells location and benefiting tremendously from an undercroft parking space & ready access to both the Railway Station and the Common, a very well presented one bedroom ground floor apartment with modern specifications throughout and a pleasing open plan design. The property forms part of a recent redevelopment and consequently enjoys attractive communal areas and an entry phone system.

Entrance Hallway - Open Plan Lounge/Kitchen/Dining Area - Bedroom - Bathroom- Allocated Parking Space

Access via Solid Door to:

**ENTRANCE HALLWAY:**

Wood effect 'Amtico' style wood flooring, wall mounted electric radiator, inset spotlights to ceiling, door to a deep cupboard with generous storage space and areas of fitted shelving, wall mounted entry system, door to:

**BATHROOM:**

Fitted with a panelled bath with mixer tap over and two shower heads, wall mounted wash hand basin with mixer tap over and storage below, backlit wall mounted mirror, low level WC. Tiled floor, wall mounted electric towel radiator, tiled walls, inset spotlights to ceiling, extractor fan.

Entrance hallway open to:

**OPEN PLAN LOUNGE/KITCHEN/DINING AREA:**

Of a very good size and with ample room for both lounge and dining room furniture and entertaining. Inset spotlight to ceiling, double glazed patio doors to front.



The kitchen has a range of wall and base units with a complementary polished stone work surface. Integrated fridge, integrated freezer, good general storage space, integrated electric oven, inset four ring 'Lamona' hob with feature splashback and extractor over, integrated dishwasher, inset stainless steel sink with mixer tap over. Wall mounted radiator. Various media points. Door to:

**BEDROOM:**

Fitted carpet, space for double bed and associated bedroom furniture. Double glazed window to front, inset spotlights to ceiling.

**PARKING:**

The property has use of a single parking space in the undercroft, accessed via Vale Road.

**SITUATION:**

The apartment is very well located in central Tunbridge Wells. It's found on a peaceful road adjacent to the Common with excellent access to both the Railway Station and the Pantiles, alongside Chapel Place, the old High Street and Mount Pleasant where the majority of independent retailers, restaurants and bars can be found. The town has a wide range of social and retail facilities including a number of sports and social clubs, two theatres and further multiple retailers at the Royal Victoria Place precinct and nearby North Farm. The town's railway stations offer fast and frequent services to both London Termini and the South Coast.

**TENURE:**

Leasehold

Lease - 130 years from 1 January 2020

Service Charge - currently £1,692.70 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

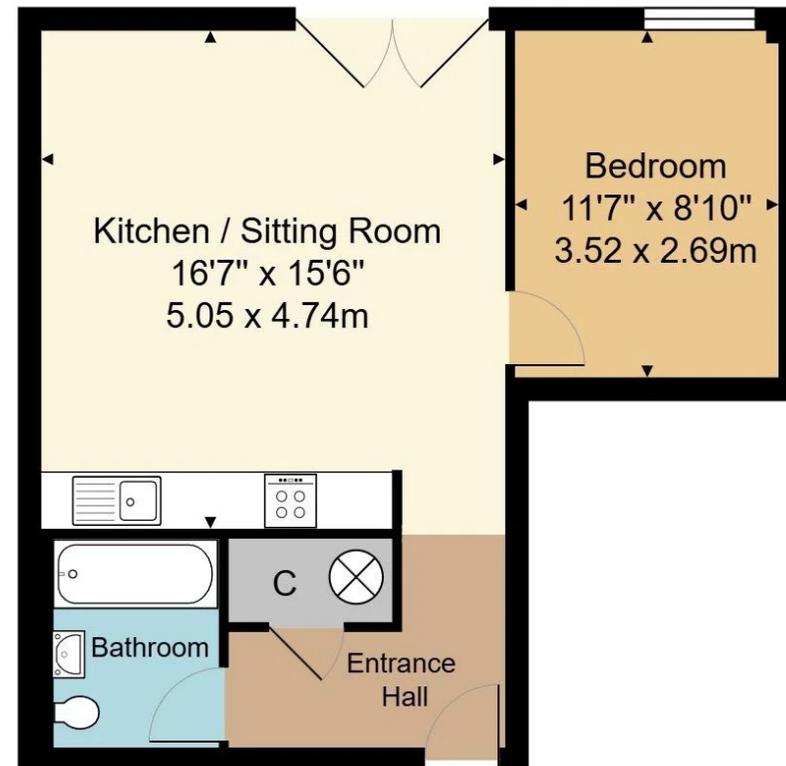
- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

Heating - Electric

AGENTS NOTE:

Whilst accessible from the lounge, the decked terraced area to the front does not form part of the lease.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	56 D
39-54	E		
21-38	F		
1-20	G		

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 476 ft<sup>2</sup> ... 44.3 m<sup>2</sup>

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.

