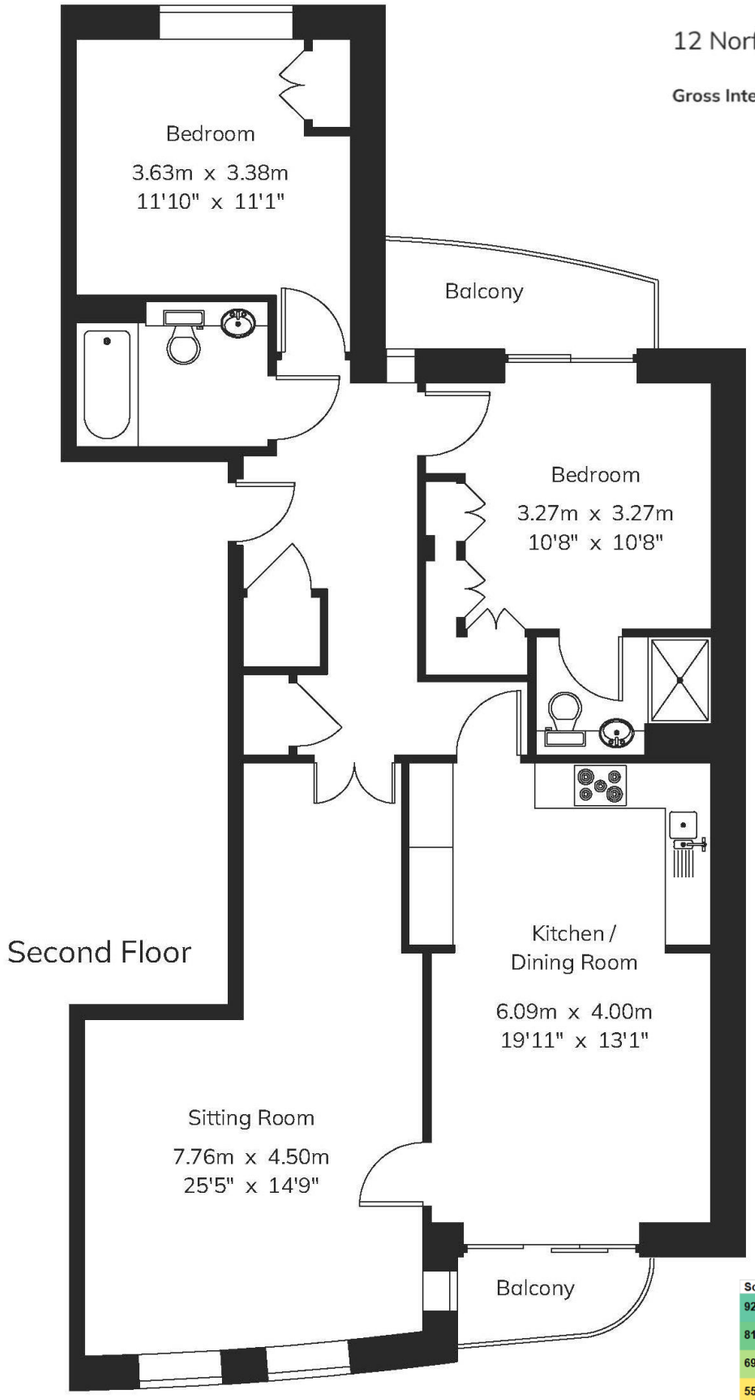
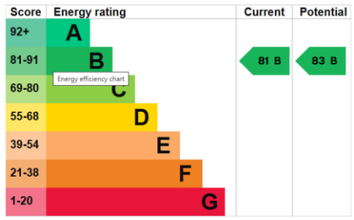
12 Norfolk Heights

Gross Internal Area : 102.1 sq.m (1100 sq.ft.)





Norfolk Heights, Church Road

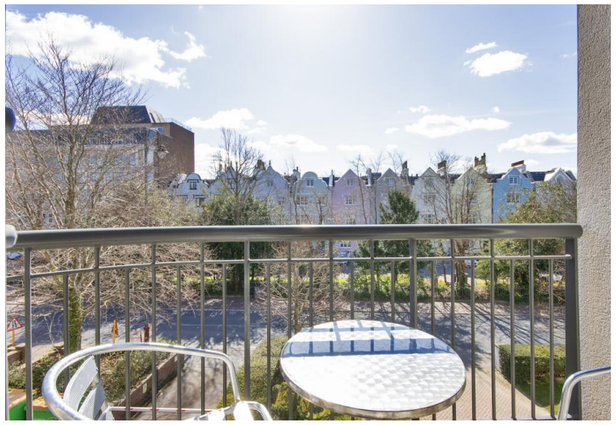
Tunbridge Wells, TN1 1JB

SUMNER PRIDHAM

A spacious two bedroom dual aspect apartment benefitting from 2 balconies and secure underground parking in a prestigious central setting within 0.3 miles of the central station, Tunbridge Wells Common and 0.5 to the historic Pantiles.

Communal Hall, Lift and Staircase to 2nd Floor, own front door to Hall, Sitting Room, dining Room with access to Balcony, Fitted Kitchen, Principal Bedroom with Balcony and Ensuite Shower Room, Bedroom 2, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Lift to Secure Underground Parking.

Guide price £525,000 Leasehold * No Forward Chain*



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

12 Norfolk Heights, Church Road, Tunbridge Wells, TN1 1JB

Property Description

- Spacious centrally located 2 bedroom apartment. Balconies taking advantage of the morning and afternoon sunshine.
- Prestigious well run apartment block.
- Lift and staircase to second floor.
- Front door to spacious hall with large, heated cupboard, plus storage cupboard.
- Doors lead into a spacious sitting room with a pair of windows to the front and window overlooking balcony to side.
- Dining room with sliding door out to balcony with sufficient space for bistro table and chairs.
- Well-fitted kitchen with comprehensive range of cupboards including wall mounted cupboards and shelving, granite worksurfaces on 3 walls with inset stainless steel sink with waste disposal unit and drainer.
- Appliances include 5 ring gas hob with stainless steel extractor above, eye level Bosch grill oven, fridge and freezer, AEG washer dryer and slimline Bosch dishwasher.

- Principal bedroom with door out to balcony enjoying a morning sun aspect, good range of fitted wardrobe cupboards and ensuite shower room, walk in shower cubicle, washbasin with vanity cupboards beneath, low WC with hidden cistern, towel rail, tiled walls and floor, air extractor.
- Bedroom 2 with fitted wardrobe cupboard.
- Bathroom tiles walls and floor, panelled bath, low level WC with concealed cistern, wash basin with vanity cupboards under, towel rail and air extractor.
- Lift and staircase down to the secure underground parking with allocated parking space for apartment 12.
- Vehicle access is from York Road.

Practicalities

- 103 years remaining of a 125 year lease.
- Managed by Alexander Boyes.
- Service charge £4600 per annum.
- Ground Rent £220.
- Sinking Fund.

Location

- Norfolk Heights is ideally suited to those seeking a central location to take advantage of Tunbridge Wells' many facilities.
- Tunbridge Wells Common is on the doorstep and the Pantiles, High Street and mainline station are within easy walking distance.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk