

MOUNT EPHRAIM

TUNBRIDGE WELLS - £325,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

Flat 1, 75 Mount Ephraim
Tunbridge Wells, TN4 8BG

Private Entrance To Entrance Lobby - Generous Sitting Room - Well Proportioned Kitchen/Dining Room Complete With Cooker & Dishwasher - Rear Lobby With Access To Rear Courtyard - Utility Cupboard - Residents Parking - Inner Hallway Leading To 2 Double Bedrooms With Built-In Wardrobes - Bathroom With White Suite - Gas Central Heating - Share Of Freehold - Vacant Possession - Sought After Location



This well presented and recently decorated two double bedroom ground floor apartment is situated in the very popular Mount Ephraim area being within an easy walking distance of the town centre and mainline station. The apartment itself has features, including private front and rear courtyards and own entrance, a good sized sitting room, kitchen/dining room, two double bedrooms, bathroom with white suite, gas central heating via radiators, a combination of wood effect flooring and fitted carpets, and the benefit of residents parking. Considering the property's overall size, range of features and being available with the benefit of vacant possession, we feel sure this property will be extremely popular and should be viewed without delay.

The accommodation comprises multi pained entrance door to:

ENTRANCE LOBBY:
Wood effect flooring, recess meter cupboard, door to:

SITTING ROOM:
Wood effect flooring, power point, telephone point, wall light, single radiator, coved ceiling with downlighting. Secondary glazed bay window to front. Open doorway to:

KITCHEN/DINING ROOM:
Fitted with a range of panelled wall and base units with work surfaces over. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Integrated dishwasher and Range style gas cooker, freestanding fridge/freezer. Coved ceiling with downlighting, wood effect flooring. Open doorway to:





REAR LOBBY:
Wood effect flooring, coved ceiling. Part glazed rear entrance door:

BATHROOM:
White suite comprising of low-level WC, panelled bath with mixer tap and wall shower spray, pedestal wash hand basin with mixer tap. Tiling to walls and floor, single radiator, coved ceiling with downlighting, extractor fan, cupboard housing wall mounted 'Worcester' combination gas fired boiler. Side window.

Multi pained door from kitchen/dining room to:

INNER HALLWAY:
Single radiator, fitted carpet, fuse box, wall light.

BEDROOM TWO:
Window to front with fitted blinds, two double wardrobes, single radiator, coved ceiling, power point.

BEDROOM ONE:
Window to front with fitted blinds, fitted double wardrobe, single radiator, coved ceiling, power point.

OUTSIDE REAR:
Rear covered courtyard with tiled floor and wrought iron gate giving access to the parking area at the rear. Utility cupboard with space for washing machine and tumble dryer, small worktop, power and light

OUTSIDE FRONT:
A wrought iron gate gives access to a private courtyard area being brick paved leading to a covered entrance.

SITUATION:
The property is in a sought after location close to the town centre and Common. There are extensive shopping facilities at the Royal Victoria Place shopping mall and Calverley Road precinct that can be reached in under 0.25 of a mile. Tunbridge Wells mainline station offers a fast and frequent commuter service to London in just under the hour. The area is well served with good schooling at both state and independent for children of all ages. There are a wide range of recreational facilities including golf, cricket, rugby and tennis clubs. Tunbridge Wells has two theatres and further amenities in the town include an excellent range of restaurants and bars.





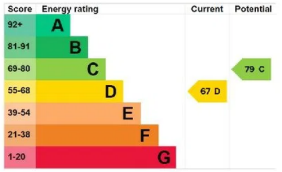


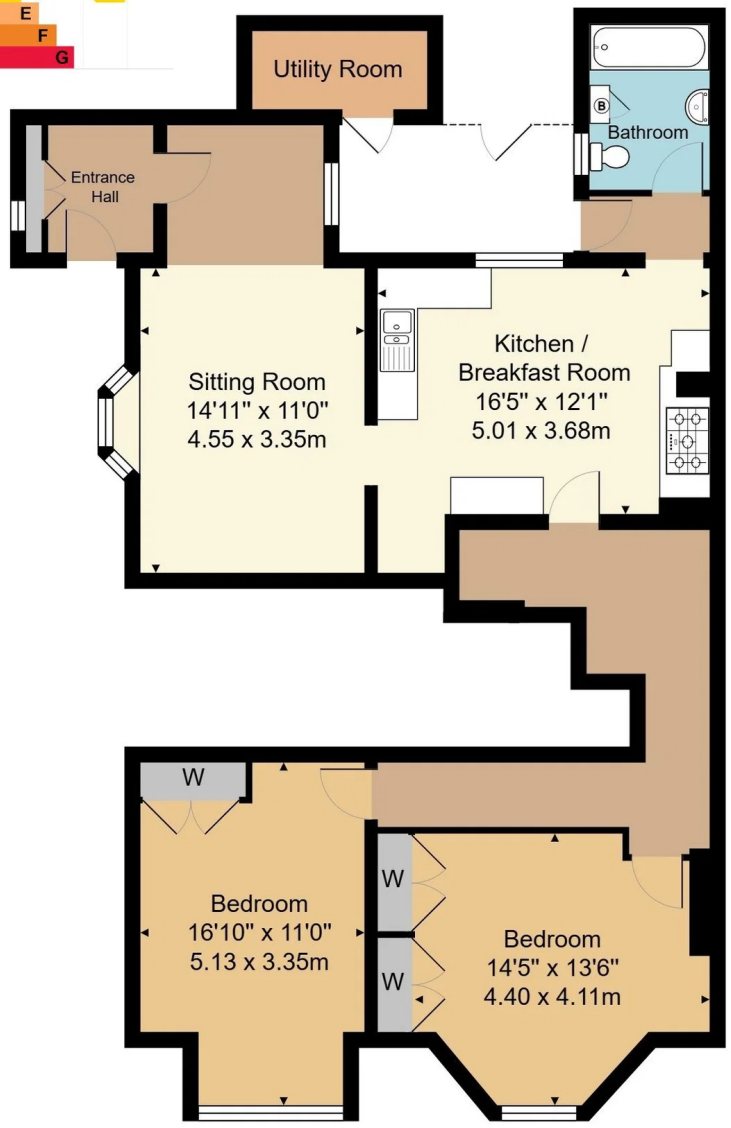
TENURE:
Leasehold with a share of the Freehold
Lease - 999 years from 3 April 2017
Service Charge - currently £TBC
No Ground Rent
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:
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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





Approx. Gross Internal Area 1100 ft² ... 102.2 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.

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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