

QUEENS COTTAGES

WADHURST - £220,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

71 Queens Cottages
Wadhurst, TN5 6RN

Entrance Hallway - Living Room With Doors To Garden - Bespoke Modern Kitchen - Bedroom With Wood Burning Stove - Bathroom - Landscaped South Easterly Rear Garden - On Street Parking - New Energy Efficient Radiators

A very well presented one bedroom ground floor maisonette with large south easterly facing rear garden, situated in a cul de sac in the village of Wadhurst.

Double glazed front door to:

ENTRANCE HALLWAY:
Wood laminated floor, electric wall heater, storage cupboard.

LIVING ROOM:
Wood laminated floor, airing cupboard, electric wall heater, double glazed patio door to rear garden.

KITCHEN:
Modern bespoke fitted kitchen with stylish worksurfaces and low level units. Space and plumbing for washing machine, induction hob, 'AEG' electric oven and tiled splashbacks. Space for fridge freezer. Stainless steel sink unit with mixer tap. Tiled floor, inset spotlights. Double glazed window to rear.

BEDROOM:
Wood laminated floor, double glazed window to front, coving to ceiling, fireplace with woodburning stove.

BATHROOM:
White suite comprising of panel enclosed bath with mixer tap and shower attachment, part tiled walls, tiled floors, heated towel rail, push flush low-level WC, pedestal wash hand basin with chrome taps, extractor. Frosted double glazed window to side.







OUTSIDE:
To the side is a brick built storage shed with power. The south easterly facing landscaped rear garden measures approximately 60 feet in length and is laid to lawn with paved patio section, sleeper flower beds, outside socket, outside tap and rear access gate. Further gate to side access.

SITUATION:
The property is situated in a convenient location within easy walking distance of the village High Street and station as well as a close by convenience store. The High Street offers a wide and excellent range of shops and services catering for everyday needs including a Jempsons local store and post office, cafes, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, public houses as well as a doctor's surgery, dentist, primary school and Uplands Community College and sports centre. For the commuter Wadhurst mainline station provides a regular service to London Bridge, Charing Cross/Cannon Street in just over an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25. The regional centre of Royal Tunbridge Wells is approximately 6 miles distance and provides a further comprehensive range of amenities including the Royal Victoria shopping centre, historic Pantiles, Old High Street, theatres, restaurants and bars. The beautiful surrounding countryside is a designated area of outstanding natural beauty and includes Bewl Water Reservoir reputably the largest area of inland water in the southeast where a wide range of water sports can be enjoyed as well as a host of country pursuits.





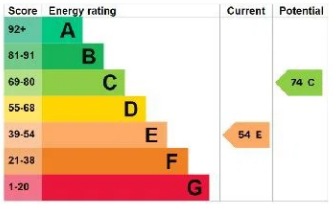


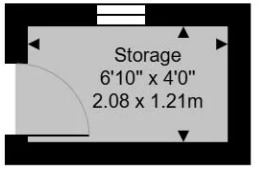
TENURE:
Leasehold
Lease - 125 years from 16 June 2003
Service Charge - currently £15.26 per year
Ground Rent - currently £10.00 per year
Insurance - currently £142.28 per year
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

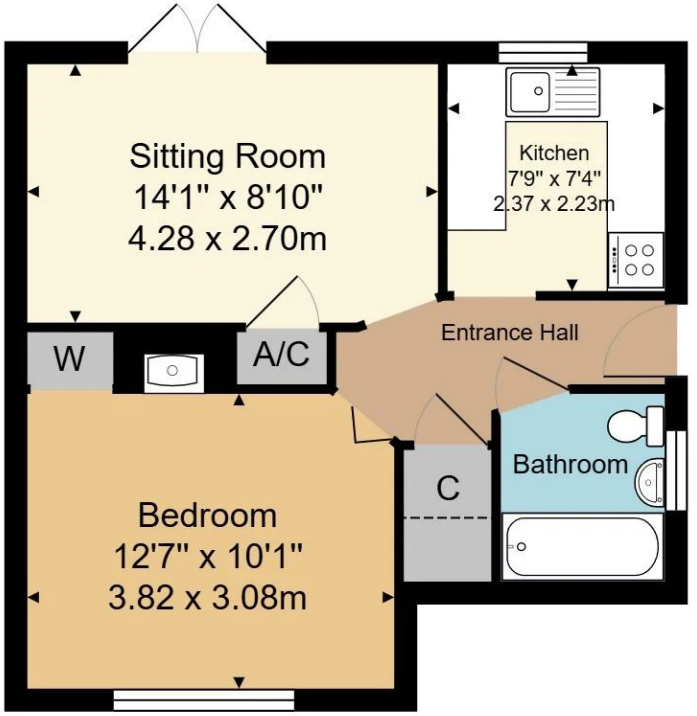
COUNCIL TAX BAND:
B

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







House Approx. Gross Internal Area 432 sq. ft / 40.2 sq. m
Storage Approx. Internal Area 27 sq. ft / 2.5 sq. m

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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