



**MANOR GATE, 9 BISHPOS DOWN ROAD**

**TUNBRIGE WELLS – £210,000**



**WOOD & PILCHER**

*Sales, Lettings, Land & New Homes*



Flat 10, Manor Gate  
9 Bishops Down Road, Tunbridge Wells, TN4 8UY

Offered as top of chain and located on the top floor of this beautiful period building on Bishops Down Road, a spacious 'open plan' styled one bedroom contemporary apartment. The property sits on a peaceful and upmarket residential road with excellent access to the town centre and the multiple services that the town offers. It is immediately adjacent to Tunbridge Wells Common and enjoys use of a single allocated parking space as well as use of communal gardens.

Access is via a solid door to:

#### ENTRANCE HALLWAY:

Areas of engineered wooden flooring, wall mounted thermostatic control, wall mounted burglar alarm box, wall mounted video entry phone, radiator, inset spotlights to the ceiling. Two cupboards - one housing the electrical consumer unit. Doors leading to:

#### LOUNGE:

Good areas of engineered wooden flooring, two radiators, areas of sloping ceiling, various media points, inset spotlights to the ceiling. Of a good size with space for lounge furniture and for entertaining. Georgian style double glazed windows to the front and side all with fitted blinds. This is open to:

#### KITCHEN:

Of a contemporary style with a complementary work surface. Integrated electric oven and inset four ring 'AEG' hob with extractor hood over. Inset single bowl sink with mixer tap over. Integrated washing machine and dishwasher. Inset spotlights to the ceiling.

#### BATHROOM:

Panelled bath with mixer tap over, shower attachment and further shower head over, fitted glass shower screen, low level WC, feature wash hand basin with mixer tap over. Tiled floor and walls, wall mounted towel radiator, wall mounted mirror fronted cabinet, wall mounted backlit mirror, electric shaver point. Georgian style double glazed windows to the front with fitted blinds.





#### BEDROOM:

Carpeted, radiator, areas of sloping ceiling. Space for a double bed and associated bedroom furniture. Two sets of fitted wardrobes each with areas of shelving and coat rail. Georgian style double glazed windows to the front with fitted blind.

#### OUTSIDE:

The property has a single allocated parking space and use of communal gardens.

#### SITUATION:

The property is located on Bishops Down Road in central Tunbridge Wells adjacent to both the Spa Hotel and Mount Ephraim. The property is afforded considerable privacy by its proximity to Tunbridge Wells Common and the town centre itself is perhaps best accessed across said Common. The town has a wide range of social, retail and educational facilities including a number of sports and social clubs and two theatres. There is an excellent range of independent retailers and restaurants located principally between the Pantiles and Mount Pleasant as well as nearby Camden Road and the town offers fast and frequent services to both London termini and the South Coast via two main line railway stations and good access to the A21 trunk road.

#### TENURE:

Leasehold

Lease - 125 years from 1 January 2007

Service Charge - currently approximately £1,249.22 per year

Ground Rent - currently £389.22 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](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas Fired Central Heating

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

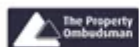
**Tel: 01892 511211**

Email:

[tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)

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

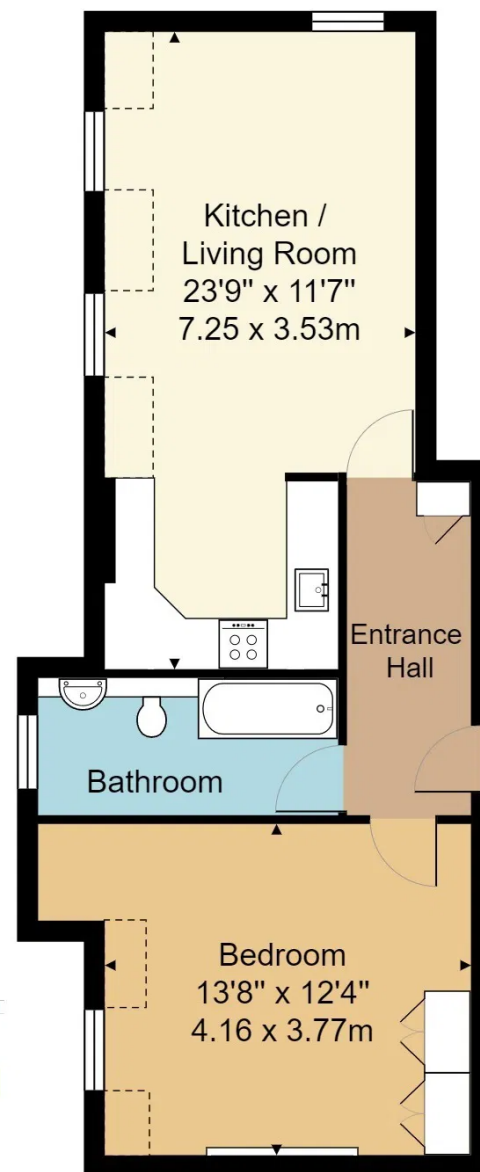
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



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

|      |      |
|------|------|
| 75 C | 76 C |
|------|------|



**Approx. Gross Internal Area 560 ft<sup>2</sup> ... 52.1 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.