



LANSDOWNE PLACE, LANSDOWNE ROAD

TUNBRIDGE WELLS - £200,000



**WOOD &
PILCHER**

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Flat 6 Lansdowne Place
29 Lansdowne Road, Tunbridge Wells, TN1 2NQ

Hallway - Sitting Room - Kitchen With Appliances -
Bedroom - Bathroom - Allocated Parking Space

A fantastic opportunity to own a one bedroom apartment in a central location that also has the advantage of an allocated parking space.

The property is light and airy with an impressive entrance hall staircase with a useful area for storing bicycles and a very bright landing area. It has been well cared for by the current owners and has just been redecorated throughout and had new carpets fitted.

There is a sitting room to the rear enjoying green views, a double bedroom, a separate kitchen with space for a small dining table and bathroom. There is a large eaves storage cupboard and a large walk-in wardrobe, the landing also has space for a small desk making it a bright study area. It also has the added bonus of no onward chain thereby streamlining the purchasing process.

Entrance via pathway to communal entrance, stairs to first floor. Private entrance door into:

HALLWAY:

There is an area at the bottom of the stairwell which is useful for the storage of pushchairs or bicycles. Stairs to the first floor to a bright and spacious landing area with three sash windows to rear and vaulted ceiling. Built-in eaves store cupboard, large walk-in wardrobe, intercom for communal entrance, potential space for work area. Sash windows to the rear, loft access, newly laid carpet, radiator.

SITTING ROOM:

Sash window to rear, carpet, radiator.

BEDROOM:

A double bedroom with sash window to side, laminate flooring, radiator.



KITCHEN:

Fitted with a range of wall, base and drawer units with complementary worktop. Built-in oven with inset electric hob. Washing machine, fridge/freezer, built-in cupboard housing wall mounted gas central heating boiler, laminate flooring, downlights, radiator. Sash window to front.

BATHROOM:

Fitted with a suite comprising of panelled bath with mixer tap and shower attachment over, low level WC, pedestal wash hand basin. Part tiling to walls, tiled floor, radiator extractor fan. Double glazed window to side.

OUTSIDE REAR:

To the rear is a communal car park with an allocated parking space for this apartment.

SITUATION:

Lansdowne Road is a particularly attractive central location with an impressive selection of detached Victorian villas. Whilst a residential area, it offers first class access to the top of Royal Tunbridge Wells town centre including Calverley Road and beyond this the pedestrianised precinct and Royal Victoria Place. The railway station is a modest walk away and offers fast and frequent services to both London and the south coast. Tunbridge Wells also has two theatres, a wide range of restaurants, cafes and bars. A selection of sports and social clubs and a number of highly regarded educational facilities at primary, secondary, independent and grammar levels.

TENURE:

Leasehold with a share of the Freehold
Lease - 999 years from 29 September 1987
Service Charge - currently £1200.00 per year
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.



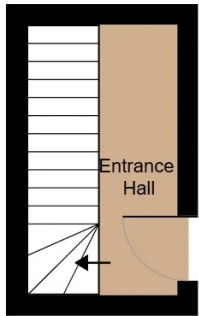
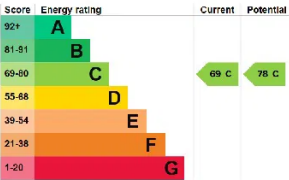
COUNCIL TAX BAND:
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VIEWING:
By appointment with Wood & Pilcher 01892 511211

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



Second Floor



First Floor

Approx. Gross Internal Area
696 ft² ... 64.6 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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