CHANCELLOR HOUSE, MOUNT EPHRAIM

TUNBRIDGE WELLS - GUIDE PRICE £200,000-£220,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

Flat 10, Chancellor House
Mount Ephraim, Tunbridge Wells, TN4 8BT

Entrance Lobby - Kitchen - Lounge - Inner Hallway - Bathroom - Good Sized Bedroom - Beautiful Communal Gardens - Residents Parking On A First Come First Served Basis

Conveniently located on the ground floor of this mansion apartment block, an extremely well presented and well maintained one bedroom apartment. The property itself has a good sized principle lounge for entertaining with views over gardens to the front, a large bathroom and a good sized double bedroom with ample room for both bed and bedroom furniture. A glance at the attached floorplan will give an indication as to the practicality of design. Chancellor House itself is an extremely well regarded development set behind Mount Ephraim in central Tunbridge Wells in some 5 acres of communal gardens. To this end it still offers ready access to the town and its facilities but enjoys a tremendous amount of privacy and calm afforded by proximity not only to the aforementioned communal gardens but also Tunbridge Wells Common. We consider this safe and very pleasant apartment may suit a number of parties and to this end we encourage an early appointment to view.

Access is via a solid door to:

ENTRANCE LOBBY:
Carpeted, door to a cupboard with good areas of fitted shelving. Open to:

KITCHEN:
Fitted with a range of wall and base units with a complementary work surface. Space for a washing machine and fridge. Inset one and a half bowl sink with mixer tap over. Integrated 'Bosch' electric oven and inset electric hob with extractor over. Tiled floor, part tiled walls, good general storage space. Georgian style double glazed window to the front with fitted blind.

LOUNGE:
Of a good size and with ample room for lounge furniture and entertaining. Carpeted, feature radiator, various media points. Georgian style double glazed windows to the front with a fitted roller blind.

INNER HALLWAY:
Carpeted, door to a storage cupboard with areas of fitted shelving and housing electric metres etc, further door to a cupboard with excellent additional storage space currently used as an airing cupboard.

BATHROOM:
Low level WC, pedestal wash hand basin, panelled bath with mixer tap over and single shower attachment. Carpeted, tiled walls, towel radiator. Two sets of opaque double glazed windows to the front.

BEDROOM:
Of a good size and with ample room for a double bed and associated bedroom furniture. Carpeted, radiator. Georgian style double glazed windows to the front with the fitted roller blind.

OUTSIDE:
There are 5 acres (TBV) of beautifully tended communal gardens. The property also benefits from the use of residents parking on a first come, first served basis in the car park to the right hand of the property as one approaches the front.

SITUATION:
Chancellor House is accessed via a private road to the side of the Travelodge Hotel on Mount Ephraim. This private and quiet location conceals the fact, that via a short and scenic walk across the landmark Tunbridge Wells Common, the property is perfectly located to take advantage of central Tunbridge Wells, in particular the Royal Victoria Place Shopping Precinct, the famous Pantiles, and the Tunbridge Wells main line railway station. Beyond this Tunbridge Wells has an excellent range of schools catering for a wide range of age groups and leisure facilities include a selection of golf, cricket and rugby clubs, a sports centre, two theatres and private health clubs.

TENURE:
Leasehold with a share of the Freehold
Lease - 999 years from 1 January 1989
Service Charge - currently £3848.83 per year - This includes maintenance of the gardens and grounds, maintenance of the lift, the apartments central heating and hot water costs and buildings insurance.
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:
D

VIEWING:
By appointment with Wood & Pilcher 01892 511211

COUNCIL TAX BAND:
D

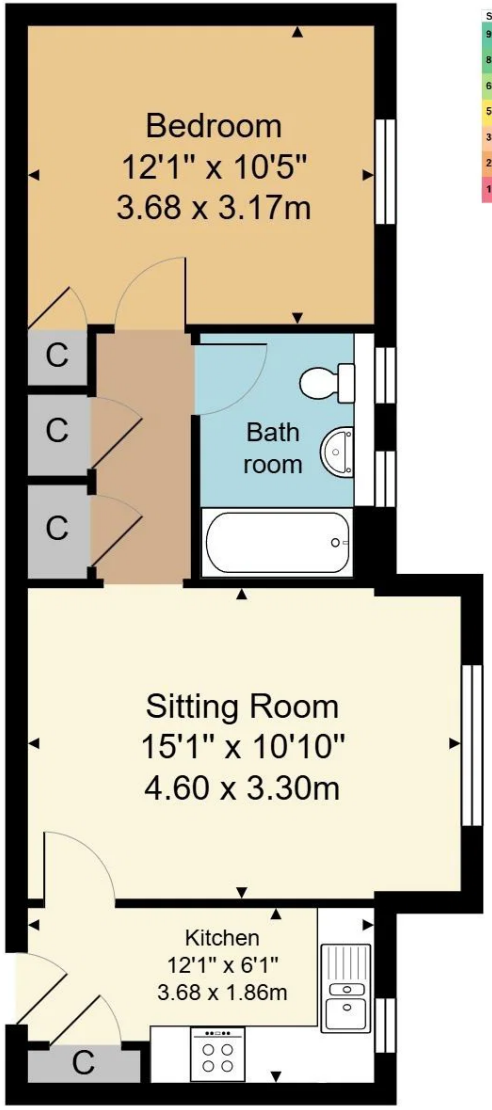
VIEWING:
By appointment with Wood & Pilcher 01892 511211

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
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.

WOOD & PILCHER
Sales, Lettings, Land & New Homes

23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211
Email:
tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Approx. Gross Internal Area 475 ft² ... 44.2 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.