



# SANDROCK HOUSE, SANDROCK ROAD

TUNBRIDGE WELLS - £237,500



Flat 27 Sandrock House,  
Sandrock Road, Tunbridge Wells, TN2 3PZ

Entrance Hallway - Bathroom - Bedroom - Kitchen -  
Lounge - Communal Gardens - Undercroft Parking Space  
& Visitors Parking

Located on the first floor of this attractive purpose built block in the St. James quarter of Tunbridge Wells, an excellent sized one bedroom apartment offered to a high standard throughout. The property has benefitted tremendously from refurbishment internally to include the fitting of new carpets, a refurbished bathroom and kitchen, a new heating system and some new appliances. As currently arranged, the apartment has an entrance hallway with cupboards, a contemporary styled kitchen, a good sized principal bathroom, a spacious lounge and a good sized double bedroom. The property has a secure parking space in the undercroft car park, use of a lift and enjoys further visitors parking spaces to the front of the main block. The property also enjoys use of the attractive communal gardens surrounding the block. We consider this an excellent opportunity.

Solid door leading to:

**ENTRANCE HALLWAY:**

Carpeted, various media points, wall mounted electric radiator, wall mounted video entry system, cupboard housing hot water cylinder with shelves over. Door leading to:

**BATHROOM:**

Panelled bath with shower over and fitted glass shower screen, tiled walls, pedestal wash hand basin, low level WC. Wall mounted mirror fronted medicine cabinet, wall mounted towel rail, wall mounted electric heater, extractor fan.

**BEDROOM:**

Carpeted, mirror fronted double wardrobe, wall mounted electric radiator. Space for double bed and associated bedroom furniture. Double glazed window to the gardens.



#### KITCHEN:

Fitted with a range of wall and base units with a complementary work surface. Inset single bowl stainless steel sink with mixer tap over. Integrated electric oven and inset four ring electric hob with extractor hood over. Integrated fridge, and space for washing machine. Vinyl tiled floor, part tiled walls, good general storage space, deep cupboard with excellent storage space and new consumer unit, extractor fan. Serving hatch to the lounge.

#### LOUNGE:

Of an excellent size and with ample room for lounge furniture and entertaining. Two electric radiators. Double glazed window to the gardens with fitted blinds.

#### OUTSIDE:

Well tended communal gardens being mainly laid to lawn surround the development with mature trees providing privacy.

#### PARKING:

Single undercroft parking space with further visitor's spaces.

#### SITUATION:

The property is situated in the St. James quarter of Tunbridge Wells, particularly well placed for access to St. James Church and the town centre. Tunbridge Wells town centre is host to the Royal Victoria shopping arcade and Calverley Road precinct where you will find most of the main high street retailers whilst in the southern part of the town there is an abundance of independent shops, restaurants and cafes as well as the historic colonnaded Pantiles famous for its pavement cafes and wine bars. Tunbridge Wells main line station is approximately 1 miles distance from the apartment and offers commuter services to Charing Cross and London Bridge. Local amenities include the nearby Dunorlan Park with its wonderful boating lake as well as a wide selection of sports clubs to include golf, cricket and rugby, sports centres and gyms and within a short drive you will be in the neighbouring countryside and local villages offering a wide range of country pursuits.



**TENURE:**

Leasehold with a Share of Freehold  
Lease - 150 years from 1 January 1989  
Service Charge - currently £2394.00 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:**

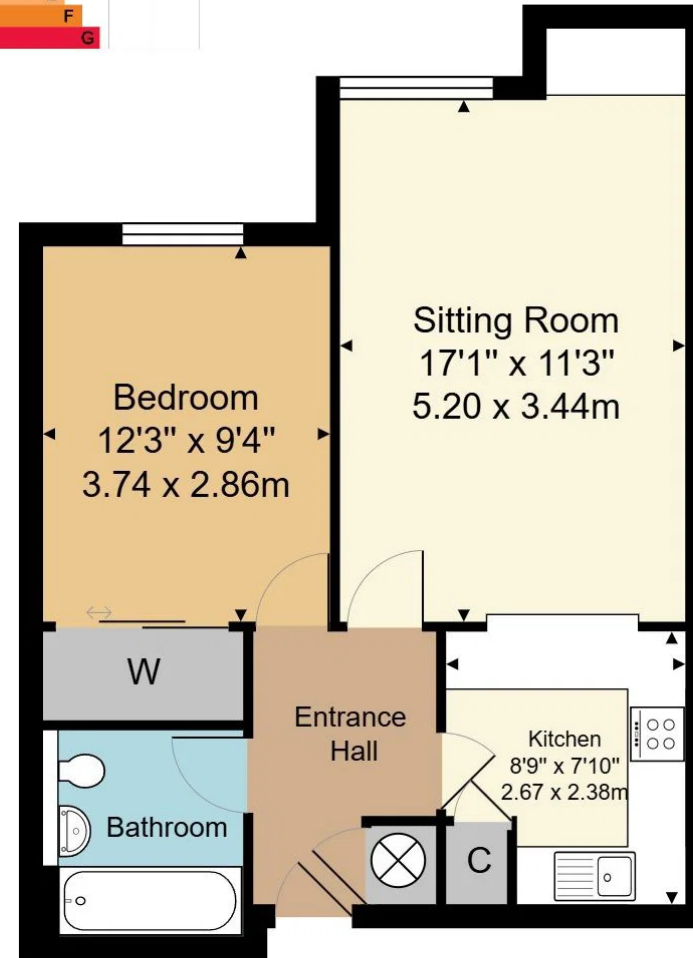
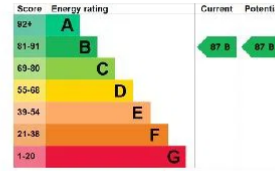
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**VIEWING:**

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](http://www.gov.uk)  
Services - Mains Water, Electricity & Drainage  
Heating - Electric



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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**Approx. Gross Internal Area 523 ft<sup>2</sup> ... 48.6 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.

