



SPRING WALK

TUNBRIDGE WELLS - GUIDE PRICE £280,000 - £290,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

Flat 1 Lily Court, 15 Spring Walk
Tunbridge Wells, TN4 8EQ

Communal Entrance Hall With Video Entry System -
Ground Floor Entrance To Entrance Hall - Spacious Open
Plan Living Room And Kitchen With Fitted Appliances -
Private Covered Terrace - Principal Bedroom With En-
Suite Shower Room - Large Second Double Bedroom -
Bathroom With White Suite - Alarm System - Double
Glazing - Gas Central Heating Via Radiators - Recently
Installed Boiler (April 2025) - Communal Outside Areas -
Allocated Parking Space

This extremely well presented and spacious two double bedroom ground floor apartment has the benefit of its own private terrace and allocated parking space. This home has an attractive contemporary design, including a large bright living space with double aspect windows, a kitchen, which has been fitted with a range of appliances. With the benefit of the principal bedroom having its own en-suite shower room and the other double bedroom having use of a large bathroom it makes the property ideal as a rental investment for tenants that wish to share and works equally well for any young family or first time buyer. With this property being within easy walking distance of the historic Pantiles, Tunbridge Wells High Street and mainline station, we feel sure this particular home will be very popular and should be viewed without delay.

The accommodation comprises, security entrance door with video entry system to communal hallway. Private entrance door to:

ENTRANCE HALL:

Wood effect flooring, single radiator, power points, central heating thermostat, video entry phone. Large built-in cupboard with coat hanging space.

OPEN PLAN LIVING ROOM/KITCHEN:

Living Area: Fitted carpet, two radiators, power points, media points. Double aspect windows to front and side and door opening to a private covered terrace with wrought iron balustrade and outside light.



Kitchen Area: Fitted with a comprehensive range of wall and base units with wood effect worktops over comprising of a stainless steel one and a half bowl single drainer sink unit with mixer tap. Integrated fridge/freezer, dishwasher, washing machine, electric double oven and gas hob with stainless steel splashback and filter hood above. Tiling to floor, ceiling down lights and under cupboard lighting. Window to front.

PRINCIPAL BEDROOM:

Window to rear, single radiator, power points.

EN-SUITE SHOWER ROOM:

White suite comprising of a pedestal wash hand basin with mixer tap, low level WC, shower cubicle with plumbed in shower. Tiling to walls and floor, chrome towel rail/radiator, shavers point and mirror, ceiling downlights. Window to rear.

BEDROOM 2:

Window to front, single radiator, built-in double wardrobe, power points.

BATHROOM:

White suite comprising of a panelled bath with mixer tap and wall shower fitment, glazed shower screen, countersunk wash hand basin, low level WC. Tiling to walls and floor, towel rail/radiator, large, mirrored storage cabinet for cosmetics etc, shavers point and mirror, ceiling downlights. Window to rear.

OUTSIDE:

The building is surrounded by lawns and pathways lead to the parking area where there is an allocated single space as well as visitors parking.

SITUATION:

Spring Walk sits off the A26 Eridge Road in the southerly end of Tunbridge Wells. Local facilities include a small post office, nearby Sainsburys supermarket and school alongside bus services that link with the area very quickly and efficiently into the town centre. Tunbridge Wells itself has an excellent mix of social, retail and educational facilities including a number of well regarded sports clubs, two theatres, a host of multiple retailers at nearby Royal Victoria Place and Calverley Road precinct, whilst further independent retailers, restaurants and bars can be found between Mount Pleasant and the historic Pantiles.



The town is highly regarded for its educational facilities including excellent choices at primary, secondary, grammar and independent levels. The town has two main line railway stations both of which offer fast and frequent services to London and the South Coast.

TENURE:

Leasehold

Lease - 125 years from 1 October 2013

Service Charge - currently £3111.37 per year

Ground Rent - currently £400.00 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:

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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

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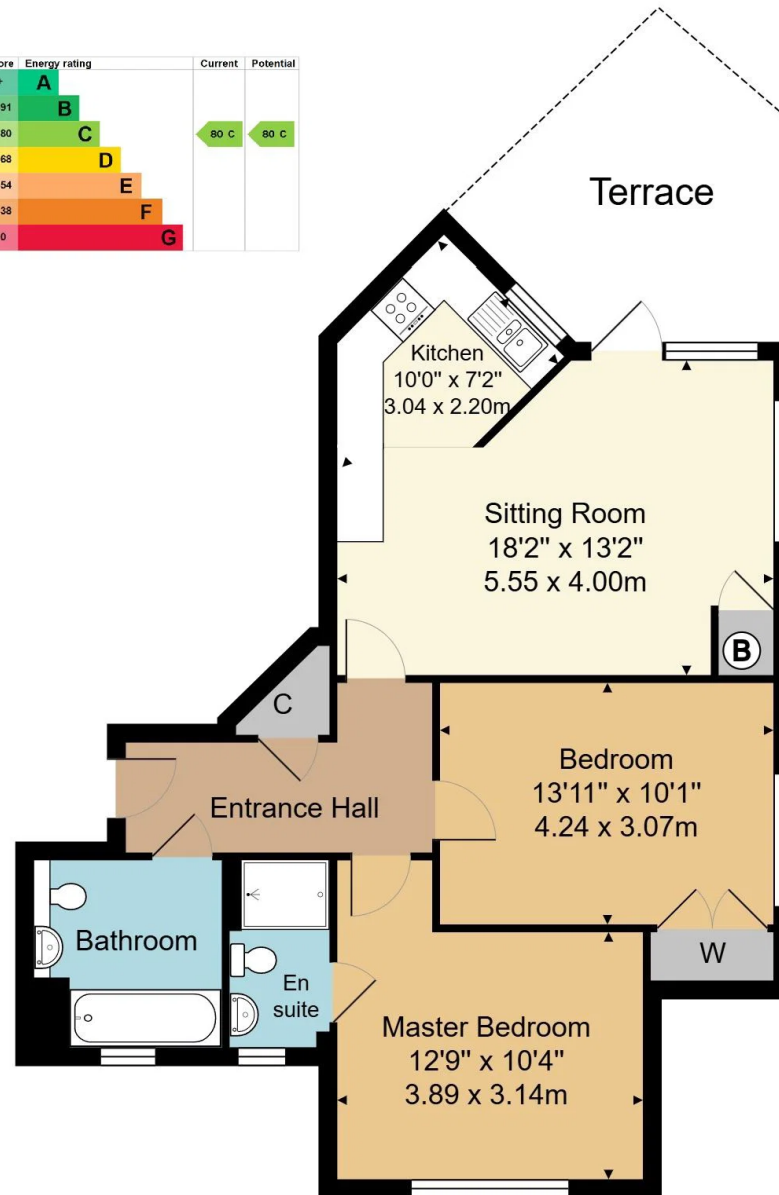
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



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



Approx. Gross Internal Area 765 ft² ... 71.1 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.