



CALVERLEY COURT

**CALVERLEY COURT**  
TUNBRIDGE WELLS - £389,995



3 Calverley Court  
Tunbridge Wells, TN1 2JN

Offered as chain free and located in a central but peaceful location, an especially spacious ground floor apartment with three double bedrooms and a generously sized lounge opening directly to attractive communal gardens. The property enjoys an ensuite facility to the master bedroom, a kitchen separate from the dining area as well as use of a private garage. A glance at the attached photographs and floorplans will give a good indication as to the excellent potential of this property.

Access is via a solid door into:

**LARGE ENTRANCE HALLWAY:** Fitted carpet, cornicing, radiator, various media points, wall mounted thermostatic control. Door to a cupboard with good general storage space and areas of fitted shelving, further cupboard with good general storage space, areas of fitted shelving and an electric consumer unit. Doors leading to:

**BEDROOM:** Fitted carpet, radiator, cornicing. Space for a large double bed and associated bedroom furniture. Double glazed window to the front.

**BATHROOM:** Fitted with a panelled bath with mixer tap over, low level WC, wash hand basin with mixer tap over and storage below. Vinyl flooring, tiled walls, wall mounted towel radiator, wall mounted mirror fronted cabinet, electric shaver point, areas of cornicing, extractor fan.

**MASTER BEDROOM:** Fitted carpet, radiator. Space for a large double bed and associated bedroom furniture. A bank of fitted wardrobes, some mirror fronted. Two sets of double glazed windows to the front. Sliding door to:

**EN-SUITE SHOWER ROOM:** Fitted with a low level WC, wall mounted wash hand basin with mixer tap over and tiled splashback, corner shower cubicle with sliding glass screens and wall mounted 'Triton' electric shower with single head. Tiled floor, wall and base mounted cabinets, some mirror fronted, wall mounted towel radiator.



**BEDROOM:** Wood effect flooring, radiator, cornicing. Space for double bed and associated bedroom furniture. Double glazed windows to the front.

**KITCHEN:** A range of wall and base units with a complementary work surface. Inset one and a half bowl sink with mixer tap over. Inset four ring electric hob, integrated electric oven and integrated microwave. Integrated fridge, freezer and washing machine. Space for slimline dishwasher. Wall mounted 'Ideal' boiler inset to a wall unit. Part tiled walls. Opaque double glazed window to the rear.

**LARGE OPEN PLAN LOUNGE/DINING AREA:** Carpet, two radiators, various media points. Space for dining table, chairs and associated furniture and excellent space for lounge furniture and entertaining. Feature 'effect' fireplace with inset electric fire. Double glazed French doors leading directly to a patio and in turn communal gardens with double glazed windows to either side and fitted sliding blinds. Double glazed window to the side.

**OUTSIDE:** The property has the use of attractive communal gardens to the rear alongside the benefit of a private garage with further visitors parking available.

**SITUATION:** The property is located on Calverley Park Gardens in central Tunbridge Wells. The location affords particularly good pedestrian access to the town centre with its excellent social, retail and educational facilities. These include multiple retailers at the Royal Victoria Place and nearby North Farm alongside a host of independent retailers, restaurants and bars principally located between Mount Pleasant and The Pantiles as well as Camden Road. The town has a number of highly regarded schools at primary, secondary, independent and grammar levels and two mainline railway stations, each of which offer fast and frequent services to both London termini and the south coast. Tunbridge Wells station is within a comfortable walk.



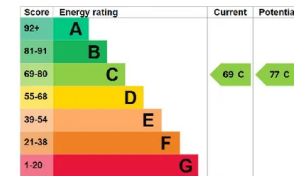
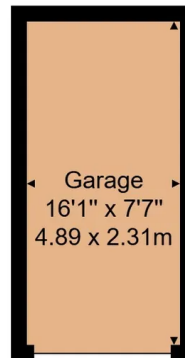
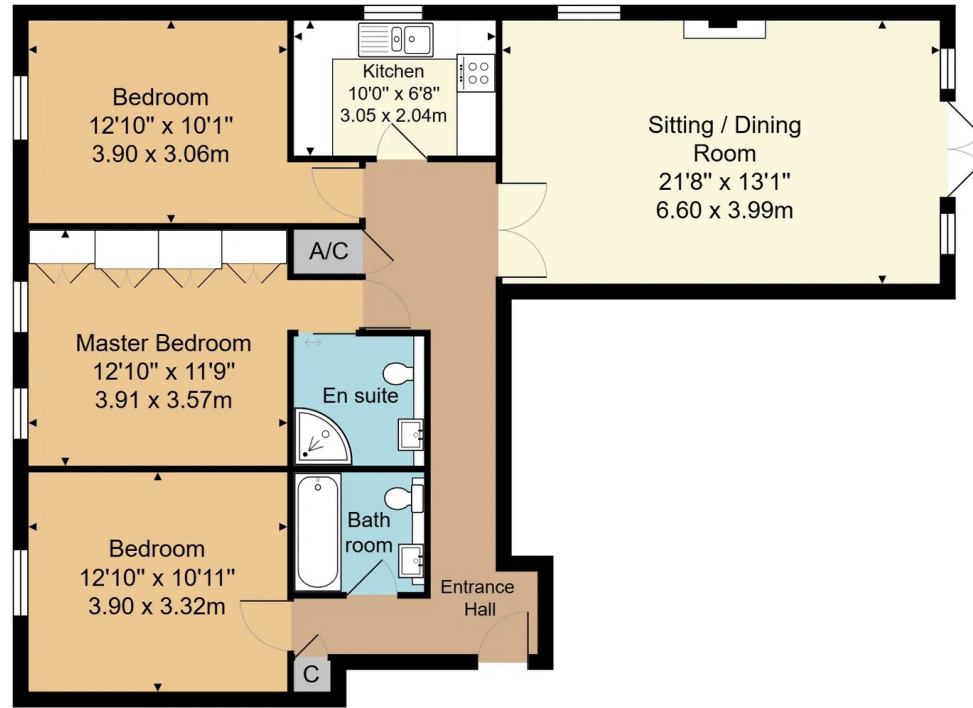
TENURE: Leasehold with a share of the Freehold  
 Lease - 999 years from 25 December 1978  
 Service Charge - currently £2907.01  
 No Ground Rent

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

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



House Approx. Gross Internal Area  
 1050 sq. ft / 97.6 sq. m

Garage Approx. Internal Area  
 122 sq. ft / 11.3 sq. m

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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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.

