



LIBRARY PHOTO

MOUNT SION

TUNBRIDGE WELLS - GUIDE PRICE £265,000 - £275,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

**Flat 3, 31 Mount Sion,
Tunbridge Wells, TN1 1TN**

**Communal Entrance Hall - Entrance Hall & Vestibule -
Sitting Room With Marble Fireplace - Kitchen - Bedroom
With En-Suite Bathroom - Communal Gardens - Permit
Parking**

This very well presented entrance level one bedroom apartment is set within a period building in the heart of the old 'village area' of Tunbridge Wells. As these particular apartments appeal to such a wide range of buyers, from first time home owners to investors, we have no hesitation in recommending applicants view without delay.

The accommodation comprises. Entrance door leading to:

COMMUNAL ENTRANCE HALL:

Private entrance door to:

ENTRANCE HALL & VESTIBULE:

This includes a useful area providing space to work from home and with power points, ceiling downlights, single radiator, fitted carpet, two windows to front and large window to side. Central heating time clock and programmer, entry phone, built in storage cupboard with internal power and light and further cupboard housing the 'Worcester' gas fired combination boiler.

SITTING ROOM:

The spacious living room enjoys lots of lights from the large sash bay window whilst also having high ceilings with decorative cornice and a superb marble fireplace with tiled hearth, cast iron grate with tiled cheeks and a fitted gas coal fire. There are fitted wall lights and fitted carpet.

KITCHEN:

Fitted with a range of white panelled wall and base units with stone worktops comprising of an ceramic one and half bowl single drainer sink unit with mixer taps. Fitted 'Bosch' appliances include an electric hob and oven, fridge and washing machine/dryer. There is tiling adjacent to the worktops and wood effect flooring, single radiator, extractor hood, lighting and power points.



BEDROOM:

A good sized double bedroom with large sash window to side with fitted blind, single radiator, ceiling cornice, fitted carpet. Built in double wardrobe, power points.

EN-SUITE BATHROOM:

Comprised of a white suite with a panelled bath having mixer tap and hand/wall shower spray, glazed shower screen, pedestal wash hand basin, low level WC. Part tiling to walls, two windows to side, wall mounted mirrored cabinet with automatic lighting, ceiling downlights, extractor fan, two single radiators.

PERMIT PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm availability of parking permits for the area.

OUTSIDE:

Residents can enjoy the use of communal gardens to the side of the property.

SITUATION:

The property is set within the much sought after 'old village' area of Royal Tunbridge Wells being particularly popular because of the diversity of property styles and the tremendous convenience of living adjacent to the Grove Park, the old High Street, The Pantiles and mainline railway station with its commuter services to both London and the South Coast. The main retail centres of Tunbridge Wells include both the Royal Victoria shopping mall and Calverley Road pedestrianised precinct in the norther part of the town and are some 0.5 of a mile walking distance. The combination of all these areas contribute to a vibrant and popular modern centre with many well known High Street names mixed with independent retailers, beautiful architecture, restaurants and cafes, urban parks and Tunbridge Wells Common. The property lies within the catchment of the good number of well regarded independent and selective secondary prep schools with leisure facilities including nearby golf clubs, tennis, rugby and cricket clubs together with both Tunbridge Wells Assembly Halls and Trinity Theatre.



TENURE:

Leasehold with a share of the Freehold

Lease - Lease - 125 years from 25 December 1993

Service Charge - currently £2219.88 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

AGENTS NOTE:

Please note that the photographs used are library images and may not reflect the current condition or furnishings of the property. Prospective purchasers are advised to arrange a viewing to satisfy themselves as to the property's present appearance and condition.

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.



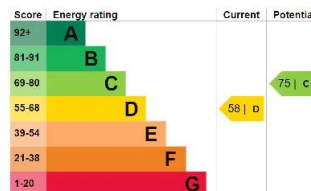
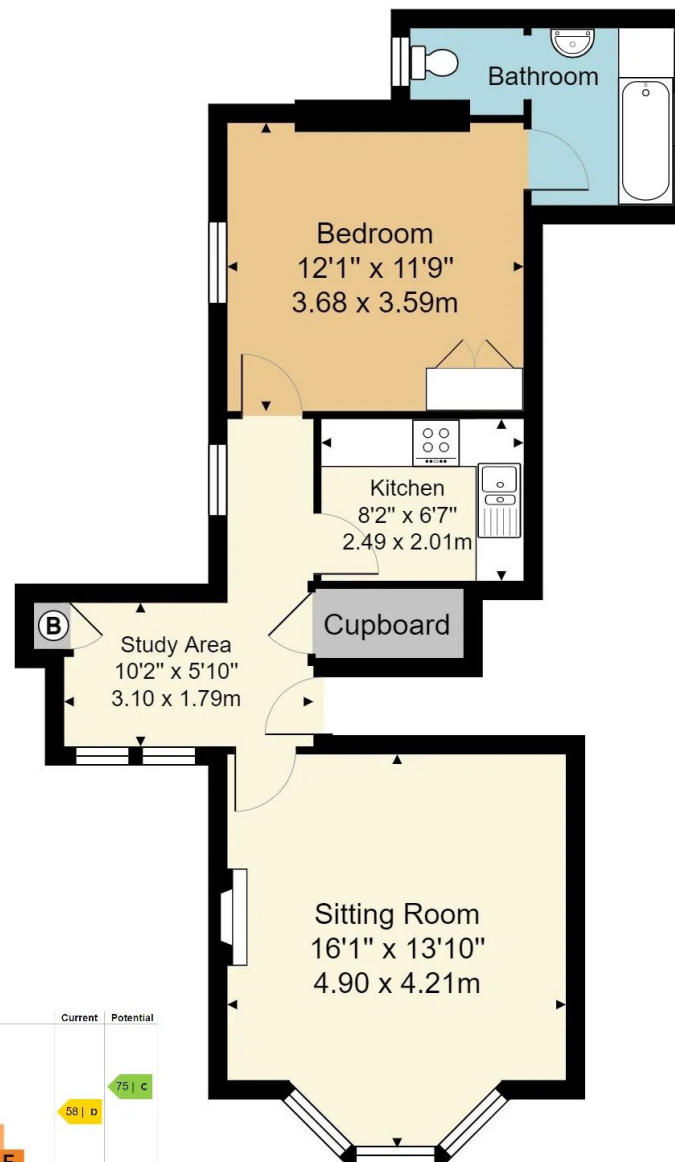
23 High Street, Tunbridge Wells,
Kent, TN1 1UT

Tel: 01892 511211

Email:

tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

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Approx. Gross Internal Area 572 ft² ... 53.2 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.