



HADLEY COURT, CULVERDEN DOWN

TUNBRIDGE WELLS - £260,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

**13 Hadley Court, Culverden Down,
Tunbridge Wells TN4 9SF**

**Private Entrance - Entrance Hall - Two Bedrooms - WC
Bathroom - Kitchen - Lounge - Private Garden
Communal Garden - Garage En Bloc**

Offered as top of chain and located just off of Culverden Down in the St. Johns quarter of Tunbridge Wells, a two bedroom ground floor maisonette with a private garden, use of further communal gardens and a garage en bloc. The property is in need of modernisation and refurbishment throughout and, as currently arranged, has a large principal lounge, two good sized bedrooms, a separate WC and further bathroom and a large kitchen. We consider the property has excellent potential and would ask all parties to make an early appointment to view.

Access is via a partially glazed double glazed door with insect opaque panel to:

ENTRANCE HALLWAY:

Fitted carpets, radiator, textured ceiling, door to understairs cupboard with good general storage space and areas of fitted shelving, further cupboard with generous storage space and fitted shelving brackets (formally airing cupboard) Doors to:

BEDROOM:

Carpet, radiator, double glazed windows to front and side, textured ceiling, space for double bed and associated bedroom furniture.

BEDROOM:

Carpet, radiator double glazed windows to front and side, space for bed and associated bedroom furniture. Hall to:

WC:

Wood flooring, low level WC, part tiled walls, opaque double glazed window to side.

BATHROOM:

Wood effect flooring, part tiled walls, wall mounted radiator, wall mounted mirror fronted medicine cabinet, pedestal wash hand basin, slipper bath with mixer tap over and concertina style glass shower screen, extractor fan. Opaque double glazed window to the side.



KITCHEN:

Wood effect flooring, base units with a complementary worksurface, integrated electric oven, inset four ring electric hob with extractor hood over, part tiled walls, good general storage space, inset single bowl stainless steel sink with mixer tap over, wall mounted boiler, space for washing machine and further space for white goods or for use as a breakfast bar area. Double glazed window to side with roller blind.

LOUNGE:

Of a good size and with ample room for lounge furniture and entertaining. Radiator, various media points, textured ceiling. Double glazed windows to side.

OUTSIDE:

The maisonette enjoys sole use of a large garden area to the front of its private entrance. The garden runs between a lavender bush on one side and a fuchsia tree on the other and is essentially lower maintenance in design with good areas of paving slabs and with a number of mature shrub plantings. The garden is of a particularly good size given the size of the property. The property also has an external storage unit to the side of the front door with generous space for garden tools etc and various meters and consumer units. There are also two areas of communal gardens - one a small garden to the front of the development and the other one a larger one to the rear with attractive hedge screening and a pond. The property also enjoys use of a garage en bloc.

SITUATION:

The property enjoys an extremely convenient location off of Culverden Down, just north of Royal Tunbridge Wells town centre. The area remains popular with new homeowners, down sizers and buy to let investors. Tunbridge Wells town centre is less than a mile away offering a comprehensive range of shopping facilities at the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianized precinct. Tunbridge Wells has a main line station offering a fast and frequent service to both London and the south coast. Beyond this the St. Johns shops and restaurants are equally close with two supermarkets, a host of independent retailers and excellent eating and drinking facilities. In general the area is well served with good schooling both state and independent for children of all ages.



Recreational facilities in the area include golf, cricket, lawn tennis and rugby clubs, a number of parks, local theatres, the Tunbridge Wells Sports and Indoor Tennis Centre and the out of town Knights Park Leisure Centre with its ten-pin bowling complex, multi-screen cinema and private health club. Tunbridge Wells is rightly renowned for the Pantiles, the Common, its architecture, a healthy mix of independent retailers and restaurants and parks, many of these are readily accessible from this property.

TENURE:

Leasehold / Leasehold with a share of the Freehold

Lease - 999 years from 29 September 1961

Service Charge - currently £

Ground Rent - currently £

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:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

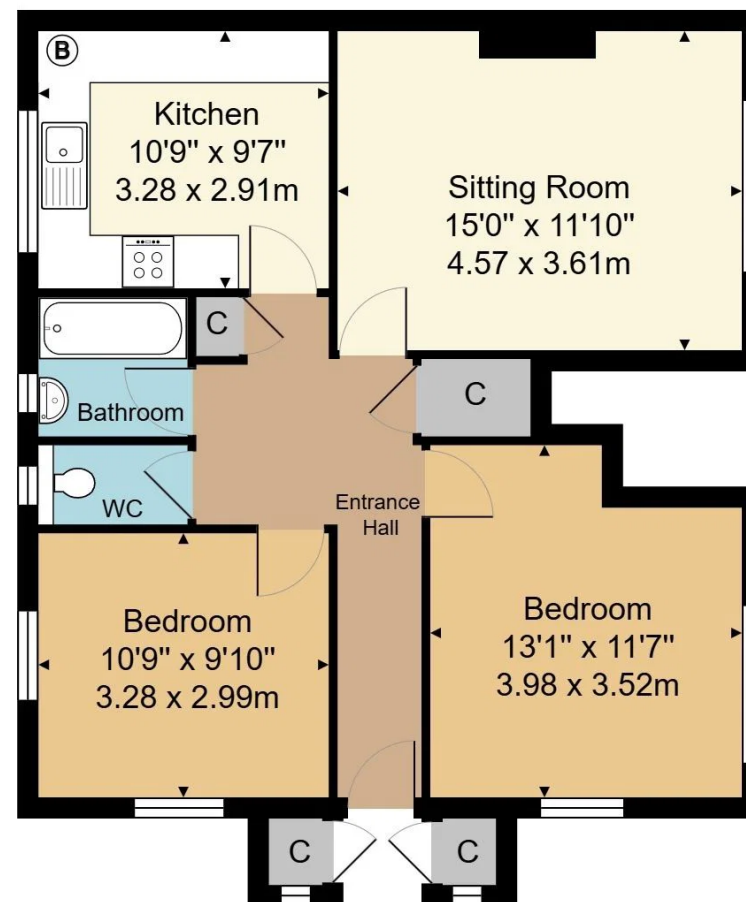
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating -



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.



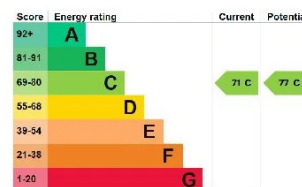
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Approx. Gross Internal Area 702 ft² ... 65.2 m²

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.

