



LONDON ROAD

TUNBRIDGE WELLS - £540,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

75 London Road
Tunbridge Wells, TN1 1DX

**Entrance Vestibule - Entrance Hallway - Shower Room -
Kitchen/Breakfast Room - Two Bedrooms - Further
Shower Room - Lounge With Marble Fireplace -
Communal Gardens - Permit Parking**

Enjoying a most impressive private entrance and beautiful views across communal gardens and the Common towards Mount Ephraim, a particularly spacious and 'period feature rich' two bedroom grand maisonette with wonderful room sizes, impressive bay windows and fireplaces and a most convenient location - given also its proximity to Tunbridge Wells town centre just a short walk away from the Common. A glance at the attached photographs and floorplan will give an indication as to the size and quality of this proposition being, as it is, created from the most impressive principal reception rooms of this original 1870's period property. Well maintained and forming part of a block that has recently been externally decorated and re-roofed, the property enjoys use of a shared communal garden in the direction of the Common.

Access is via a large solid door to:

ENTRANCE VESTIBULE:

Period tiled floor, radiator, fan light above main door, high ceilings. Opaque window to the side. Access via a partially glazed door to:

ENTRANCE HALLWAY:

Of a width and height commensurate with the original Victorian property. Set to a tile effect vinyl floor, two radiators, loft access hatch. Doors to shallow fitted cupboards with good areas of fitted shelving. Original cornicing, original ceiling rose, original welcome arch, various media points. Door leading to:

SHOWER ROOM:

Fitted with a walk in shower cubicle with single head electric shower, wall mounted wash hand basin with storage below, low level wc. Vinyl floor, radiator. Opaque windows to the side.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units and a complementary work surface. Inset one and a half bowl sink with mixer tap over.



Integrated fridge and freezer. Integrated double electric oven and inset four ring hob with extractor hood over. Space for dishwasher, washing machine and tumble dryer Wood effect vinyl floor, part tiled walls, wall mounted 'Worcester' boiler, wall mounted thermostatic control. High ceilings, areas of original cornicing. Space for a small table and chairs. Sash window to the side.

BEDROOM:

Of a particularly good size and with a height and atmosphere reflecting this significant period property. Excellent space for a large bed and associated bedroom furniture. Carpeted, radiator, high ceiling with original ceiling rose, original areas of period cornicing and period mantelpiece. Areas of fitted cupboards to one side of the original chimney breast. Sash window to the rear with fitted blind.

SHOWER ROOM:

Fitted with low level wc, corner shower cubicle with single shower head, pedestal wash hand basin. Tiled floor, part tiled wall, high level skirting boards, wall mounted electric radiator, areas of fitted shelving, extractor fan.

There is also a mezzanine level above the aforementioned shower room with loft storage for suitcases etc, currently behind curtains.

BEDROOM:

Of a good size and height commensurate with a period property of this style, period cornicing, ceiling mouldings and ceiling rose. Good space for a large bed and associated bedroom furniture. Carpeted, period mantelpiece and fireplace with stone hearth and fitted cupboards to both sides of the original chimney breast. Windows to the front affording views across private gardens to the Common and Mount Ephraim.

LOUNGE:

Of a particularly good size and with ceiling height, windows and views commensurate with a period property of this size and grandeur. Feature marble fireplace with inset gas fire. Excellent space for lounge furniture and for entertaining. Three radiators, carpeted, various media points. Set of three sash windows to the front affording views across private gardens to the Common and Mount Ephraim.



OUTSIDE:

The property enjoys use of a shared communal garden in the direction of the Common.

PARKING:

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

TENURE:

Leasehold

Lease - 997 Years from 17 July 1978

Service Charge - currently £1500.00 per year (to be confirmed)

Ground Rent - currently £? (to be confirmed)

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.



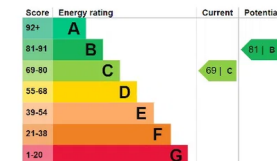
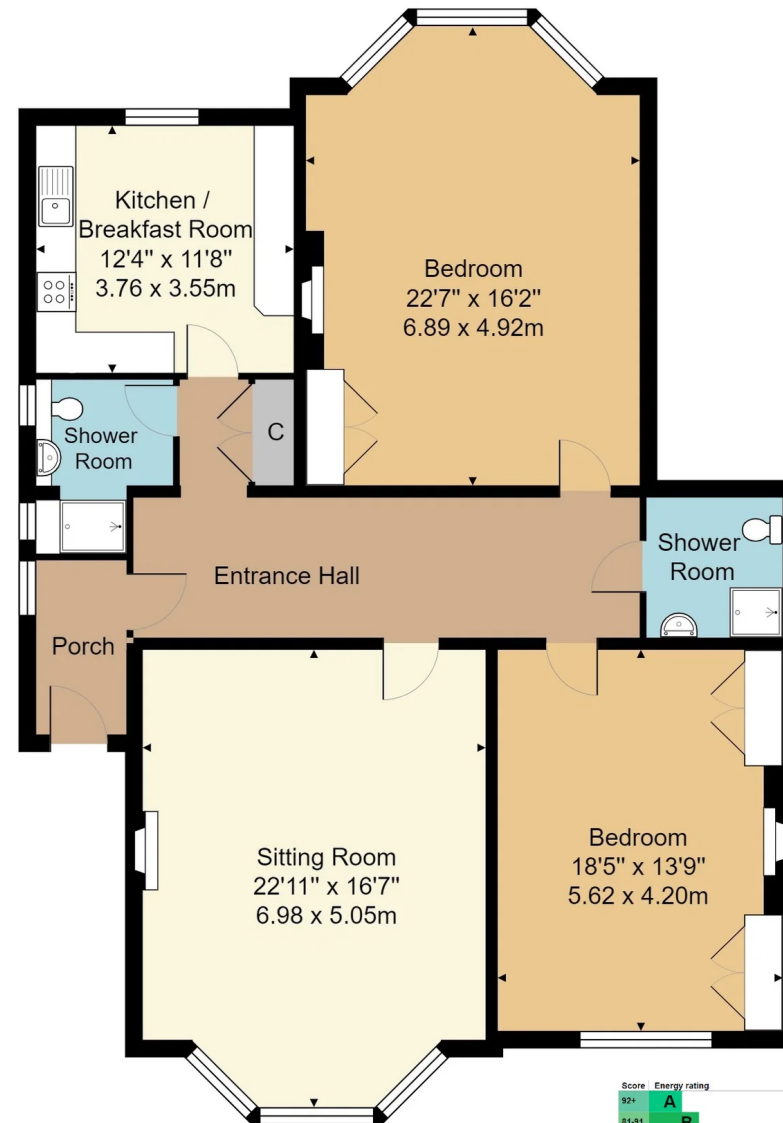
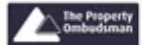
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Approx. Gross Internal Area 1471 ft² ... 136.6 m²

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.