



ST. JAMES ROAD

TUNBRIDGE WELLS - GUIDE PRICE £325,000 - £350,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Flat 4, 24 St. James Road
Tunbridge Wells, TN1 2JZ

Communal Entrance Hall With Stairs To First Floor -
Private Entrance Hall - Incredibly Spacious Open Plan
Sitting Room - Kitchen/Dining Room With High Ceilings &
Large Bay Window - Stairs To Second Floor Landing -
Two Large Double Bedrooms - Bathroom - Access To
Large Loft Space Providing Lots Of Storage - Gas Central
Heating - Communal Gardens - Permit Parking - Share Of
Freehold - No Forward Chain

This incredibly spacious two bedroom duplex apartment situated within an attractive converted building in the St. James's quarter of Royal Tunbridge Wells. This property is being offered with a share of freehold and no forward chain and has been realistically priced to attract an early sale. A glance at the attached floorplan will give an indication of the impressive space available, most especially the size of the principal reception room with its high ceilings and large bay window and the open plan kitchen/dining room whilst the two double bedrooms and family bathroom are arranged over the upper floor. Heating is from a gas fired combination boiler and radiators. The property has use of extensive communal gardens and a residents permit parking scheme operates in the area which interested parties must verify with the local authority to confirm availability and cost. This is an amazing opportunity to acquire such a spacious apartment in a very sought after area and we have no hesitation in recommending interested applicants view without delay.

The accommodation comprises. Access via solid communal door to:

ENTRANCE HALL:

Stairs to first floor, door to entrance hall, fitted carpet, radiator, cornicing to ceiling. Door leading to:

PRINCIPAL LOUNGE:

A particularly large space with a feature bay window comprising of three sets of sash windows each with fitted blinds, three radiators, various media points. Particularly good space for table, chairs, sofas and general entertaining. Areas of picture rails, inset ceiling spotlights. A large wide decorative archway gives access to:



KITCHEN/DINING ROOM:

Tiled floor, radiator, sash window to front with fitted roller blind and further sash window to side with fitted roller blind. A selection of wall and base units with work surfaces over. Fitted electric double oven, inset four ring gas hob with electric hood over. Concealed wall mounted 'Worcester' gas fired combination boiler. Space for standing a fridge/freezer, space for standing a washing machine, dishwasher or tumble dryer. Inset single bowl stainless steel sink unit with mixer tap. Generous storage space, inset spotlighting to ceilings.

Stairs from entrance hall with wooden handrail and infill glass panels lead to the UPPER FLOOR:

BEDROOM:

Fitted carpet, radiator, areas of sloping ceiling, inset spotlighting. Two inset sets of drawers and two further feature recesses with lighting, two radiators. Further storage area with fitted hanging rail. Sash window to side with fitted Venetian blind. Door to a large 'L' shaped loft space with plenty of storage.

BATHROOM:

Pedestal wash hand basin with feature splashback, two fitted wall mirrors each set into a feature wall recess, low level WC, panelled bath with mixer tap over, glass fitted shower screen and single head electric shower unit. Tiled floor, part tiling to walls, wall mounted electric heater, wall mounted radiator, further feature recess with space for toiletries etc, areas of sloping ceiling, inset spotlights to the ceiling, extractor fan. Velux window.

BEDROOM:

A large space with areas of sloping ceiling, radiator, various media points. Fitted hanging rail providing lots of space for clothing. Windows to the rear and two further Velux and two additional Velux windows to side. Curtaining to the front.

OUTSIDE:

Extensive communal lawned gardens to the rear surrounded by mature trees and shrubs.

PERMIT PARKING:

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



SITUATION:

St. James' Road provides good access to both Tunbridge Wells town centre itself with its Royal Victoria Place shopping Mall and Calverley Road pedestrianised precinct as well as Camden Road with its fascinating range of independent retailers, restaurants and cafes. The property is also proximate to a number of well regarded schools and the railway station at Tunbridge Wells itself and also High Brooms, both of which offer fast and frequent services to both London termini and the South Coast.

TENURE:

Leasehold with a share of the Freehold
Lease - 999 years from 29 September 1999
Service Charge - currently £3894.00
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:

B

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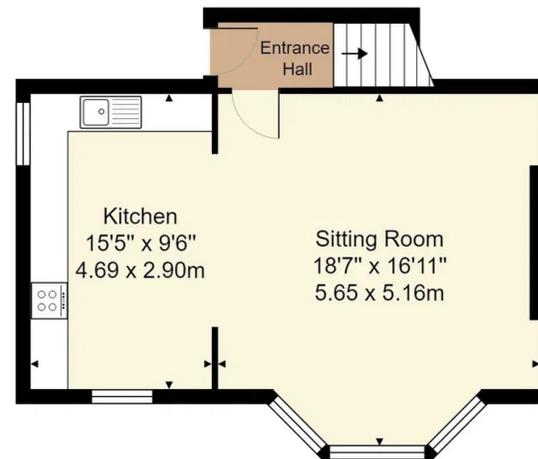
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

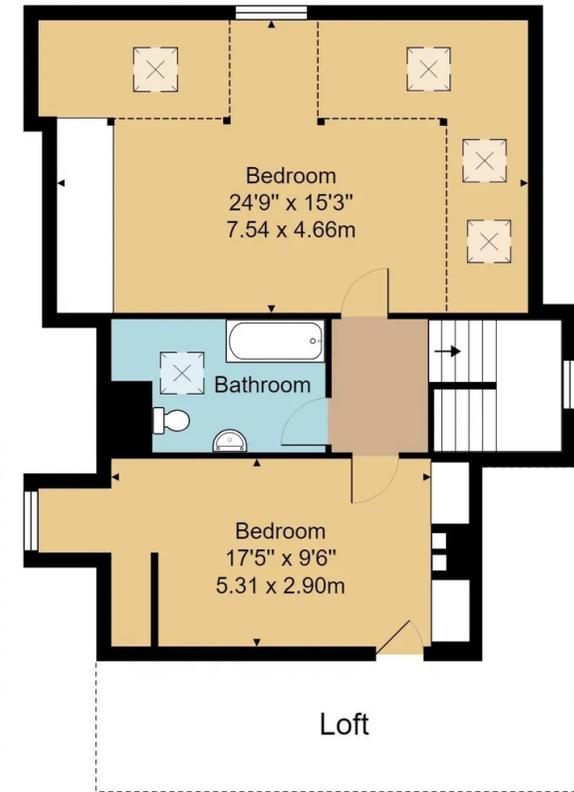
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Level 1



Level 2

Approx. Gross Internal Floor Area 1222 sq. ft / 113.5 sq. m

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.