



15 Park House
Tunbridge Wells Kent

CHAIN FREE A well-presented apartment within a luxury development for the over 55's, benefiting from residents parking and lift access, within walking distance of Dunorlan Park, the town centre, doctors' surgery and Nuffield hospital.

Guide price £240,000 Leasehold

Situation:

The property is situated in the sought after St Peters quarter within a much sought after exclusive development within walking distance of Dunorlan Park, the town centre, doctors' surgery, and Nuffield hospital. Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description:

This well-presented apartment provides accommodation which is light and airy throughout, and benefits from lift access in addition to residents parking, spacious communal areas ideal for meeting neighbours or socialising with guests, a laundry room, pretty landscaped gardens, and a guest suite for visitors at a small cost per night.

The home is arranged over one floor and includes; a good-sized entrance hall with adjacent cupboard housing a hot water cylinder; a spacious living room (extending to over 14ft/4.3m) with French doors opening onto a forward facing Juliet balcony; a kitchen with a wide range of modern wall and base units, complementary stone work surfaces, stainless steel one and a half bowl sink with mixer tap over, and fitted appliances including a Bosch washing machine, fridge/freezer, John Lewis electric hob with stainless steel splashback and filter hood above, and electric oven; a spacious principal bedroom (extending to over 15ft/4.83m) with en suite bathroom featuring a walk in shower, low level w/c, counter sunk wash basin with mixer tap over, and attractive wall tiling; a well-proportioned guest bedroom; and guest bathroom with panelled bath with shower over, counter sunk wash basin, low level w/c, chrome heated towel rail, and attractive wall tiling.

To the outside are attractive communal gardens surrounding the property with good areas of lawn and well stocked borders.

The apartment is leasehold with a 299 year lease from 24/06/2010, with a current service charge of £2680.50 per year and ground rent of £250 per year.

Services: Mains water and electricity. Gas-fired central heating.

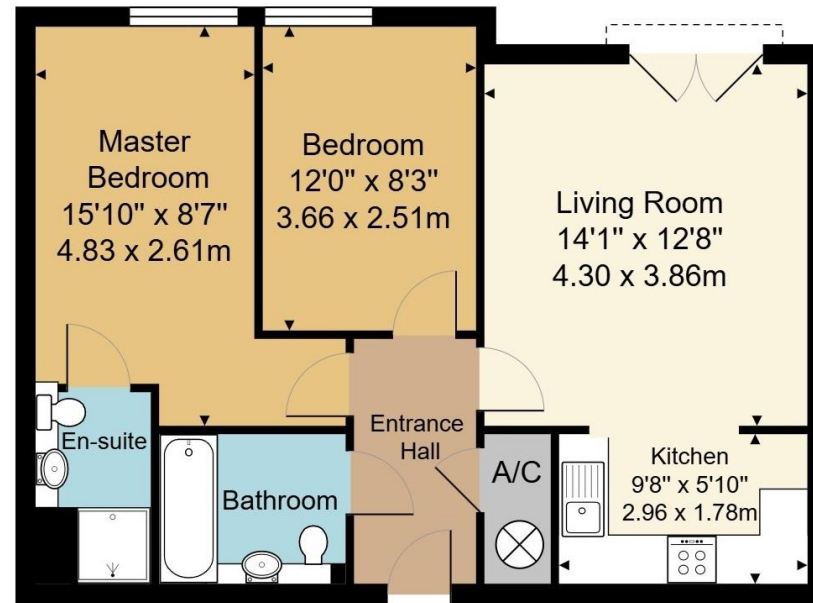
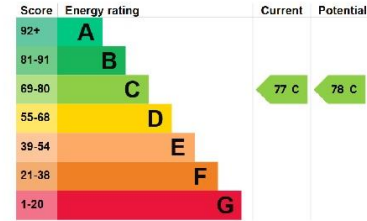
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: D

Current EPC Rating: C

Property address: Postcode TN2 4BP





Total Area: 632 ft² ... 58.7 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.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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