

First Floor

27 Chancellor House

House - Gross Internal Area : 91.9 sq.m (989 sq.ft.)

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



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



27 Chancellor House, Mount Ephraim  
Tunbridge Wells, TN4 8BT



A spacious and beautifully light triple aspect first floor apartment with commanding views in one of Tunbridge Wells premier apartment blocks, set in impressive communal gardens and benefitting from a concierge 8 am to 4.30 pm 7 days a week.

Entrance Foyer with Concierge, Lift and Staircase to first floor, Hall, Sitting/Dining Room, Fitted Kitchen, 2 Double Bedrooms, Shower Room, Communal Gas Fired Central Heating with radiators to all rooms, Communal Garden, Resident Parking.

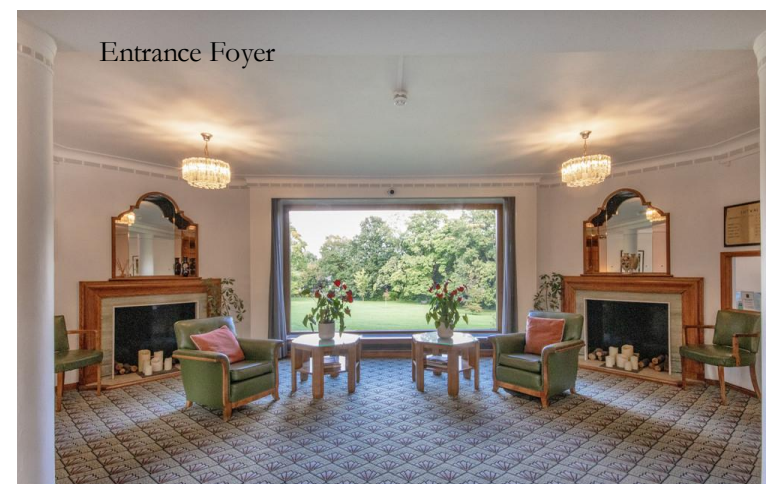
Guide price £345,000 Share of Freehold \*No Forward Chain\*





## Property Description

- ◆ Spacious and beautifully light apartment benefiting from a triple aspect main reception room.
- ◆ Attractive views from all rooms.
- ◆ Peaceful, park like setting benefitting from well-tended communal garden.
- ◆ Cost of central heating, hot and cold water included in the service charge.
- ◆ Quiet yet convenient location to Tunbridge Wells common and within walking distance to the town centre.
- ◆ Impressive foyer with seating and picture window with views over the garden.
- ◆ Lift and staircase to first floor.
- ◆ Front door gives access to a generous hall with built in heated linen cupboard plus cloaks and shelved storage cupboard, which houses the circuit breaker.
- ◆ Original glass paned door leads to triple aspect reception room enjoying a southwest and north aspect, a pair of pendant lights and curtain rods above the double glazed windows.



- ◆ Kitchen with fitted worksurfaces over 3 walls, incorporating a stainless steel sink and drainer, wooden cupboards beneath with matching wall mounted cabinets above, Tricity Sovereign cooker, Bosch washing machine, double glazed window with blind and view to the front.
- ◆ Both double bedrooms have fitted and built in wardrobe cupboards with windows to the front.
- ◆ Bathroom fitted with a walk in shower cubicle with Aqualisa shower unit, wall hung washbasin, low level WC and heated towel rail, 2 windows to the front with fitted blinds.

## Outside

- ◆ Chancellor House is accessed from both Mount Ephraim by the side of the Travelodge and also from Bishops Down Road.
- ◆ Residents parking is to the eastern side of the property although convenient to Mount Ephraim, Chancellor House enjoys a quiet setting in park like grounds laid mainly to lawn with seating areas and benefitting from notable ancient Cedar tree amongst a variety of other mature shrubs and trees.

## Practicalities

- ◆ Service charge is circa £5700 per annum and includes the cost of central heating, hot and cold water, upkeep of the building, lift maintenance, tending the gardens, cleaning of communal areas, Concierge.
- ◆ Share of Freehold held under a 999 year lease with 952 years remaining.

## Viewing

Strictly by appointment only through sole agents Sumner Pridham  
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