



DEACON COURT, CULVERDEN PARK ROAD

TUNBRIDGE WELLS - £250,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

**Flat 13 Deacon Court, Culverden Park Road
Tunbridge Wells, TN4 9QX**

**Entrance Hall - Sitting Room With Juliet Balcony -
Kitchen With Appliances - Two Bedrooms - Bathroom -
Allocated Parking Space - Communal Gardens**

Vacant possession and no forward chain is being offered with this purpose built two bedroom first floor apartment set within a popular building in the St. Johns area of Royal Tunbridge Wells. The apartment itself can be reached by either lift or stairs with internal features including gas central heating via radiators, double glazing, kitchen with appliances and a well proportioned sitting room with French doors to a Juliet balcony. There are two double bedrooms and bathroom with a white suite. Externally there is the benefit of well tended communal gardens and a single allocated off road parking space. These properties prove popular with both investors and buyers alike therefore arrangements to view should be made at your earliest convenience.

The accommodation comprises. Communal entrance door to entrance hall, choice of lift or stairs to first floor. Private entrance door to:

ENTRANCE HALL:

Single radiator, coved ceiling, central heating thermostat, entry phone, telephone point.

SITTING ROOM:

A well proportioned room with coved ceiling, power points, two double radiators, tv point. French doors opening to a Juliet balcony with westerly aspect.

KITCHEN:

Fitted with a range of white wall and base units with work surfaces over. Stainless steel one and a half bowl single drainer sink unit with mixer taps. Appliances include a washing machine, fitted gas hob with filter hood above, electric oven and fridge/freezer. wood effect vinyl flooring, window to front, coved ceiling. Wall mounted 'Ideal' gas fired boiler.



BEDROOM 1:

Windows to rear and side, single radiator, power points, coved ceiling, telephone point. Large walk-in wardrobe with light, hanging rail and numerous shelves.

BEDROOM 2:

Window to rear, single radiator, coved ceiling, power points.

BATHROOM:

White suite comprising of a panelled bath with mixer taps and shower spray, wall mounted wash hand basin with mixer taps, low level wc. Tiled shower area and surrounds, single radiator, wood effect vinyl flooring, coved ceiling, extractor fan, shavers point.

OUTSIDE REAR:

Well tended communal gardens surround the side and rear of the building.

PARKING:

There is one allocated parking space for this apartment and visitors spaces are available.

SITUATION:

The property enjoys an extremely convenient location just north of Royal Tunbridge Wells town centre. The area remains extremely popular with Tunbridge Wells town centre being less than a mile away offering a comprehensive range of shopping facilities at the Royal Victoria Place shopping mall and Calverley Road pedestrianised precinct. Tunbridge Well 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 metro 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 tenpin bowling complex, multi screen cinema and private health club. Tunbridge Wells is rightly renowned for the Pantiles, the Common, its architecture, a health mix of independent retailers, restaurants and parks, many of these are readily accessible from this property.



TENURE:

Leasehold with a Share of Freehold

Lease - 125 years from 24 September 1989

Service Charge - currently £2400.00 per year

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:

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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

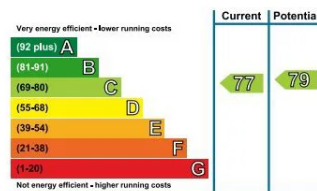
- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

AGENTS NOTE:

Estate Agents Act 1979. Messrs. Wood & Pilcher for themselves and their staff declare an interest in this property as the vendor's partner is an employee of Wood & Pilcher.



Approx. Gross Internal Area 664 ft² ... 61.7 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 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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