



**GREAT OAK, SANDHURST ROAD**  
**TUNBRIDGE WELLS - GUIDE PRICE £375,000 - £400,000**



Flat 5 Great Oak  
Sandhurst Road, Tunbridge Wells, TN2 3JU

Entrance Hallway - Lounge With French Doors To Balcony - Kitchen/Dining Room With Integrated Appliances - Main Bedroom With French Doors To Balcony & En-Suite Shower Room - Further Bedroom - Bathroom - Communal Gardens - Residents Parking

Offered as both top of chain and with a share of freehold alongside being well located within Tunbridge Wells - a pleasingly peaceful location with woodland views and ready access to both the town centre and railway stations - a most impressive executive style two bedroom apartment with generous entertaining spaces, an en-suite facility to the master bedroom, two private balconies, well maintained communal gardens and two allocated residents parking spaces. A glance at the attached photographs and floorplans will give an indication as to the size, quality and flow of this well designed upper ground floor home.

Access is via a solid door to:

**ENTRANCE HALLWAY:**

Areas of engineered oak flooring, radiator, wall mounted video entry phone, doors to large storage cupboard with fitted shelving and washing machine/tumble dryer, electric consumer unit. Double doors to:

**LOUNGE:**

Good areas of engineered oak flooring, two radiators, various media points, cornicing, inset spotlights to ceiling, ample space for large lounge furniture and entertaining. Double glazed French doors to private balcony set to wooden decking with retaining wooden balustrading with attractive views over adjacent gardens to woodland. Lounge open to:

**KITCHEN/DINING ROOM:**

Of an excellent size and with space for a dining table and chairs. A range of wall and base units with contemporary work surface. Inset one and a half bowl stainless steel sink with mixer tap over.



Integrated 'John Lewis' electric oven and inset four ring 'John Lewis' induction hob with tiled splash back and extractor over. Integrated fridge/freezer and dishwasher. Inset 'Ideal' boiler to wall cupboard, good general storage space, feature floor. Double glazed French doors to adjacent balcony and double glazed sash window to side.

#### BEDROOM:

A double room, carpeted, radiator, inset spotlights to ceiling, cornicing. Dual aspect double glazed sash windows to front and side.

#### BATHROOM:

Panelled bath with mixer tap over, low level WC, pedestal wash hand basin with mixer tap over, shower cubicle with single head over & glass door. Feature floor covering, part tiled walls, electric shaver point, wall mounted towel radiator, cornicing. Double glazed sash window to side.

#### MAIN BEDROOM:

Carpeted, three radiators, room for double bed and associated bedroom furniture, inset spotlights to ceiling, TV point. Double glazed French doors to a separate private balcony set to wooden decking with retaining wooden balustrade & with further attractive views. Further double glazed windows to either side of French doors. Door to:

#### EN-SUITE SHOWER ROOM:

Wall mounted towel radiator, part tiled wall, shower cubicle with glass door and single shower head, low level WC, pedestal wash hand basin with mixer tap over, electric shaver point. Double glazed sash window to side.

#### OUTSIDE:

Well maintained communal gardens and two allocated residents parking spaces.

#### SITUATION:

Enjoying attractive woodland views the property is located off and also below Sandhurst Road in Tunbridge Wells. It is well located for access not only to the town centre and High Brooms railway station but also numerous retailers on the nearby North Farm development and the A21 trunk road which leads to the M25.



The town has an excellent mix of social retail and educational facilities including several sports and social clubs, two theatres, a range of primarily independent retailers and restaurants between the Pantiles and Mount Pleasant with further multiple offerings at the Royal Victoria Place. The town has an excellent mix of schools at all levels and two railway stations offering fast and frequent services to both London and the South Coast.

**TENURE:**

Leasehold with a share of the Freehold  
 Lease - 125 years from 1 January 2004  
 Service Charge - currently £2,788.00 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:**

E

**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](http://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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 Kent, TN1 1UT

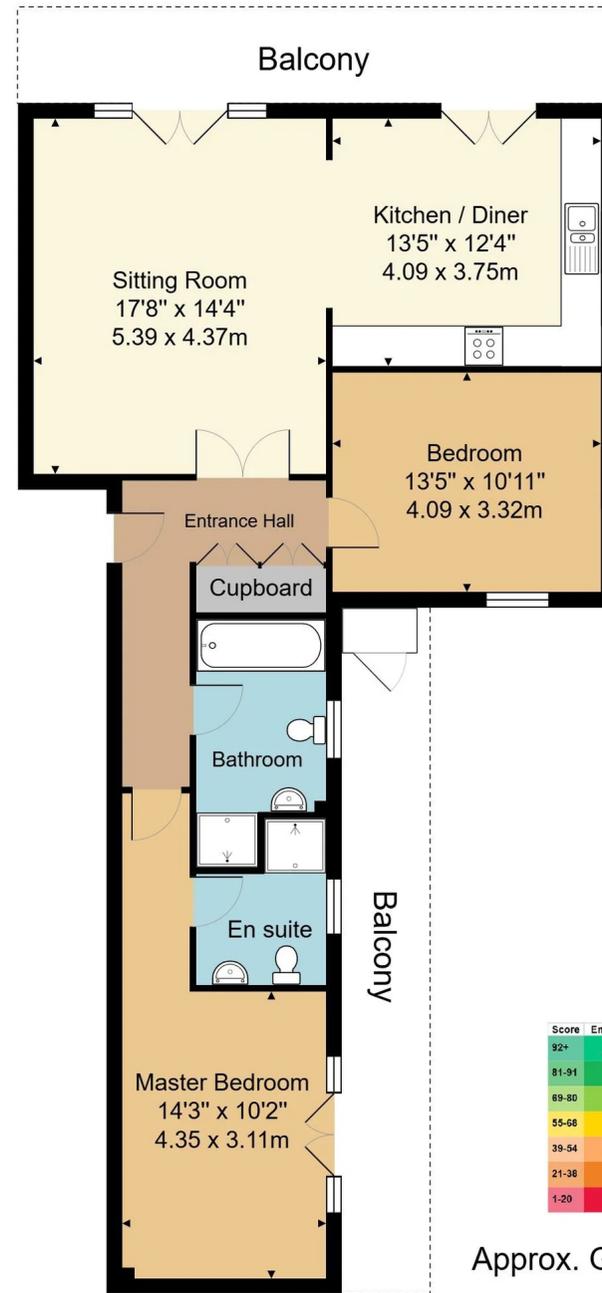
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79 C    | 83 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Approx. Gross Internal Area  
 991 ft<sup>2</sup> ... 92.0 m<sup>2</sup>

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.