



CEDAR LODGE, MOUNT EPHRAIM

TUNBRIDGE WELLS - £320,500



WOOD & PILCHER

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7 Cedar Lodge
Mount Ephraim, Tunbridge Wells, TN4 8BT

A Light-Filled First Floor Apartment in a Prime Tunbridge
Wells Location

Communal Entrance Hall - Entrance Hall - Sitting/Dining
Room - Kitchen - Two Double Bedrooms - Bathroom -
Allocated Parking - Extensive Communal Gardens

Occupying an enviable position within a characterful building, this beautifully presented first-floor apartment is accessed via a smart communal entrance hall, shared with just one other residence. The front door opens into a spacious and welcoming hallway, complete with a modern entry phone system, sleek ceiling spotlights, and a radiator for comfort. A loft hatch with a drop-down ladder provides access to an impressively large storage area-ideal for stowing away seasonal items or luggage with ease.

The sitting/dining room is a bright and inviting space, bathed in natural light from a large secondary glazed picture window that frames tranquil views over the well-tended communal gardens. Radiating a sense of calm and warmth, this generous reception area flows seamlessly into the kitchen, creating a sociable open-plan layout perfect for modern living.

The stylish kitchen boasts a dual aspect with secondary glazed windows offering further views across the landscaped grounds. Fitted with a contemporary range of cabinetry and a contrasting worksurface, it features quality appliances including a halogen hob with electric oven beneath and a concealed extractor above. There is also ample space for a washing machine and fridge/freezer. A tiled floor and elegant splashbacks complete the room's modern aesthetic.

The principal bedroom is a generously proportioned double with a built-in wardrobe and a large window to the front, allowing in plenty of natural light. The second bedroom is also a comfortable double, enjoying a peaceful rear outlook over the gardens-ideal as a guest room, nursery, or home office.

The bathroom is well-appointed with a sleek white suite comprising a bath with a shower over and a glass screen, WC, and a vanity unit with an integrated hand basin and storage beneath. Stylish tiled walls, a heated towel rail, and a window to the side elevate both function and finish.



Set in a particularly desirable and central location near Mount Ephraim, the apartment benefits from close proximity to the historic Common and the vibrant selection of cafés, bars, and restaurants along Mount Ephraim and London Road. Just a short stroll downhill leads to the heart of Tunbridge Wells, with its wide array of boutique shops, high street retailers, and the Royal Victoria Place Shopping Mall. Commuters will appreciate the excellent transport links, with two mainline railway stations offering fast and frequent services to London and the South Coast.

Externally, the property enjoys the benefit of a brick-built parking area with an allocated space, ensuring convenience at all times. To the rear, residents have access to expansive, mature communal gardens- carefully landscaped and maintained to provide secluded areas for quiet enjoyment or alfresco relaxation.

This superb apartment offers an exceptional blend of location, light, and lifestyle, making it an ideal choice for professionals, downsizers, or those seeking a stylish home in the heart of Tunbridge Wells.

COMMUNAL ENTRANCE HALL: Wooden front door into communal entrance shared with one other flat, stairs to first floor.

ENTRANCE HALL: Wooden front door into spacious hallway with entry phone system, radiator, ceiling spotlights, loft hatch with drop down ladder giving access to spacious storage area, doors to all rooms.

SITTING/DINING ROOM: Bright and sunny room with large secondary glazed picture window with views over communal gardens, radiator, open to kitchen.

KITCHEN: Dual aspect with secondary glazed windows to side and rear giving further views over gardens, fitted with a range of modern cabinetry with a contrasting work surface and tiled splashbacks, halogen hob with electric oven underneath and concealed extractor above, 1 1/2 sink unit with mixer tap and drainer, space and plumbing for washing machine, space for fridge/ freezer, tiled floor.

BEDROOM: Large double bedroom with window to front, built in wardrobe, radiator.



BEDROOM: Double bedroom with window to rear, radiator.

BATHROOM: Bath with shower over and glass screen, WC, hand wash basin set onto vanity unit with cupboard below, tiled walls, heated towel rail, window to side.

OUTSIDE FRONT: The property has a brick built parking area with the use of an allocated parking space.

OUTSIDE REAR: The property enjoys the use of extensive residents gardens which are mature and well maintained giving private and secluded areas for individual use.

TENURE: Leasehold with a share of the Freehold Lease - 125 years from 29 September 1994
Service Charge - currently £2729.00 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
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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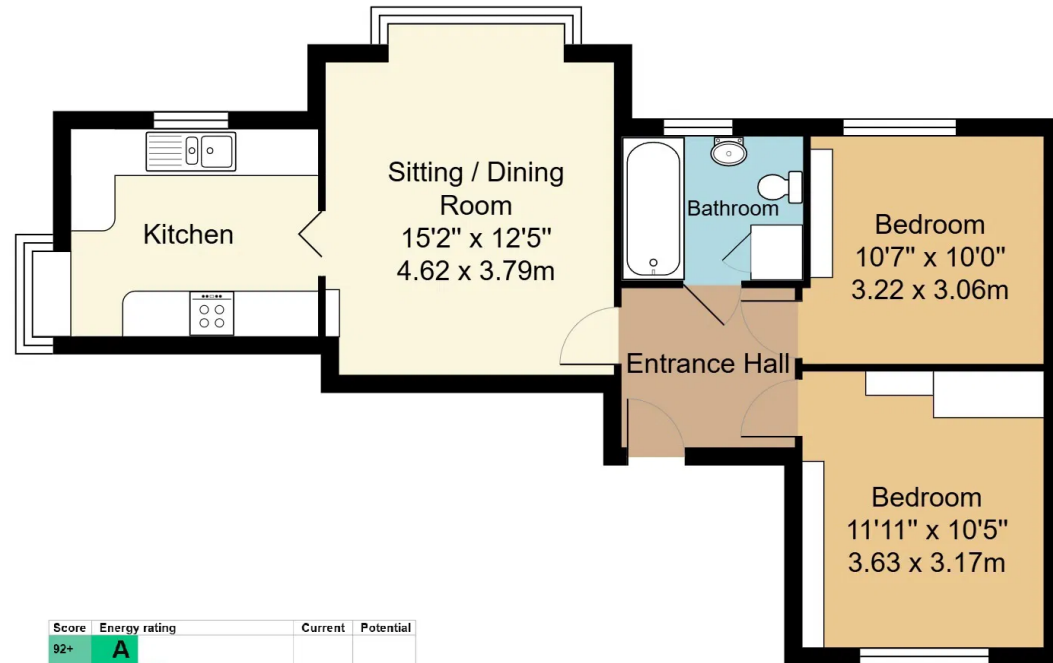
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 604 sq. ft / 56.2 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.