



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bedroom Maisonette
- Offered as Top of Chain
- Recently Renovated
- Newly Installed Kitchen
- Parking (see Agents Note)
- Energy Efficiency Rating: C

St. Pauls Street, Tunbridge Wells

£175,000

woodandpilcher.co.uk

15 St. Pauls Court, St. Pauls Street, Tunbridge Wells, TN4 8QY

Offered as top of chain and the beneficiary not only of an extensive refurbishment programme but also a lease extension, a one bedroom maisonette in this over 60's residential complex in the heart of Rusthall village. A glance at the attached photographs will give an indication as to the quality of this proposition. The owners have given considerable thought to the improvements especially the design of the newly installed kitchen (with new appliances each with 3 year guarantees), the newly fitted carpets and re-decorations. What may be less apparent is that the complex itself has the additional advantages of a warden available between 9.00am - 3.00pm Monday - Friday, a washer/dryer facility, a shared garden area and the availability of off road parking spaces (see Agents Note). The property also has the additional advantages of a private entrance and - if appropriate - a recently refurbished stairlift.

Access is via a partially glazed double glazed door with two inset panels leading to:

ENTRANCE LOBBY:

Areas of fitted coir matting, areas of recently fitted carpet, wall mounted 'Dimplex' electric storage heater, cupboard housing the electrical meter and electrical consumer unit. Stairs leading to the inner hall way alongside a recently refurbished and already installed stair lift.

INNER HALLWAY:

Recently installed carpet, textured ceiling and cornicing, loft access hatch, wall mounted assistance point. Two cupboards, one being an airing cupboard with a hot water storage cylinder and areas of fitted shelving and the other with areas of fitted shelving, coat hooks and further generous storage. Doors leading to:

BATHROOM:

Low level WC, panelled bath with taps over, concertina style shower screen and wall mounted 'Mira' single head electric shower, wall mounted wash hand basin with mixer tap over and storage below and to the side and wall mounted mirror with light over. Vinyl flooring, part tiled walls, wall mounted mirror fronted cabinet, wall mounted electric towel radiator, textured ceiling and cornicing. Opaque double glazed window to the rear.

LOUNGE:

Of a good size and with ample space for lounge furniture and for entertaining, recently fitted carpet, wall mounted electric storage heater, various media points, wall mounted telephone entry system, textured ceiling and cornicing. Feature electric fireplace with wooden mantle and surround. Good areas of fitted bookshelves and further storage space. Four double glazed windows to the rear with fitted roller blinds.

KITCHEN:

A newly installed and attractive contemporary styled kitchen with a range of high gloss white wall and base units and a complementary work surface. Inset single bowl sink with mixer tap over. Space for washing machine and freestanding fridge/freezer.



Integrated electric oven and inset four ring 'Lamona' electric hob with stainless steel splashback and extractor hood over. Vinyl floor, part tiled walls, wall mounted electric towel radiator, textured ceiling with cornicing, inset spotlights. Further generous storage. Double glazed windows to the front.

BEDROOM:

Recently fitted carpet, wall mounted 'Dimplex' electric radiator, various media points. Areas of fitted lower level wardrobes and further mirror fronted wardrobe area with further additional generous storage space and areas of fitted shelving. Three double glazed windows to the front with fitted roller blinds.

SITUATION:

This well presented first floor maisonette is positioned in the heart of Rusthall village with local services being readily available. These include a number of convenience shops and a good number of other retailers for everyday needs alongside some well regarded public houses and restaurants. Tunbridge Wells itself is a short distance away and is readily accessible either by foot, car or numerous bus services. Tunbridge Wells has a good number of social and retail facilities including a host of multiple retailers located between the Pantiles and Mount Pleasant and two main line railway stations each serving London termini and the South Coast.

TENURE:

Leasehold

Lease - 99 years from 29 March 1987 (We understand that the vendors are currently in the process of extending the lease by another 30 years and this will be available prior to exchange of contracts).

Service Charge - currently £2216.68 per year

Ground Rent - currently £180.00 per year

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:

A

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, Electricity & Drainage

Heating - Electric

Restrictions - Age Restricted

AGENTS NOTE:

We understand that off road parking spaces are available on a rental only basis. We would encourage all interested parties to liaise with the warden as to the current availability.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Approx. Gross Internal Area 612 ft² ... 56.9 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.

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 Letting & Management 01892 528888
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