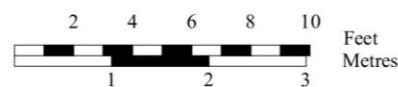
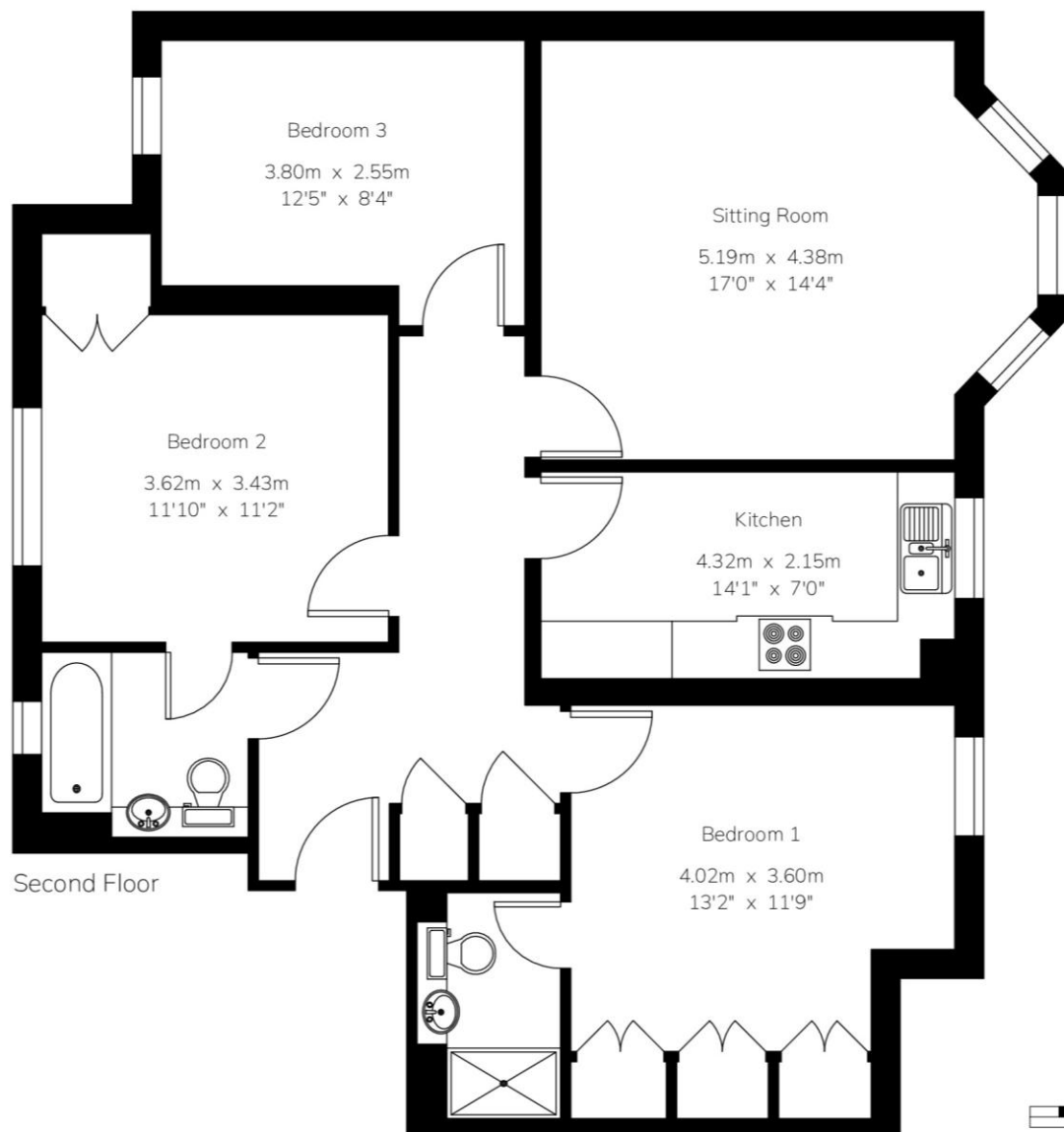
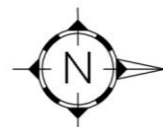


5 Cambridge Villas

Gross Internal Area : 93.7 sq.m (1,008 sq.ft.)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



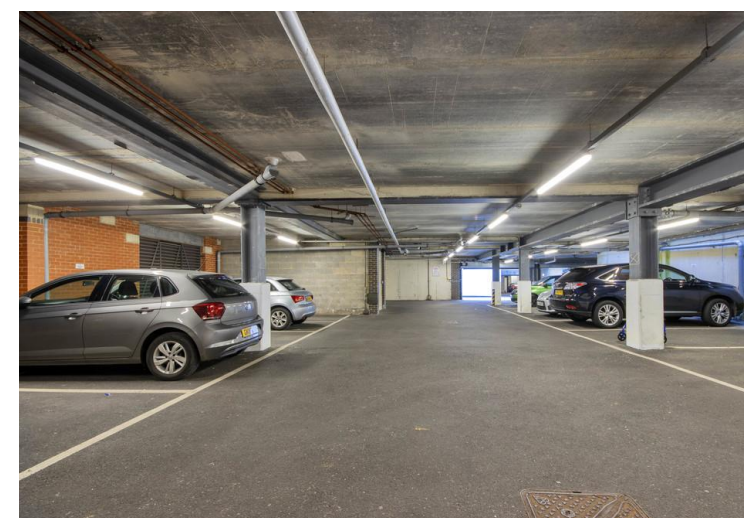
Cambridge Villas York Road
Tunbridge Wells, TN1 1JD



A recently refurbished 3 bedroom second floor apartment in a central location being within minutes' walk of the mainline station and also benefiting from secure underground parking.

Communal Hall, Lift and Staircase to second floor, Spacious Hallway, Sitting/Dining Room, Fitted Kitchen, 3 Bedrooms, Bathroom, Ensuite Shower Room, secure Underground Parking, plus visitor parking.

Guide price £475,000 Leasehold *No forward Chain*



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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.



Property Description

- ◆ A recently refurbished 3 bedroom second floor apartment, immediate occupation available subject to contract.
- ◆ Ideally suited for those seeking a centrally placed apartment yet require secure parking.
- ◆ Lift and staircase to the second floor.
- ◆ Spacious hallway with video entry phone, recessed lighting, coved ceiling and attractive wood flooring.
- ◆ Useful storage cupboard housing consumer unit, separate linen cupboard with hot water tank.
- ◆ Continuation of wood flooring into Sitting Room featuring a bay window to the front with fitted slatted blinds, recessed ceiling lights and coved ceiling.
- ◆ Kitchen fitted with worksurfaces arranged over 2 wall incorporating the gas hob with stainless steel extractor above plus box drawers beneath, Hotpoint separate oven and grill oven, Electriq Fridge and Freezer, Hotpoint dishwasher and integrated washing machine, one and a half stainless steel sink and drainer, good range of cupboards, tiles floor and ceiling lights.



- ◆ Principal bedroom is fitted with full width range of wardrobes, window to the front with slatted blinds, coved ceiling and recessed ceiling lights.
- ◆ Ensuite shower room with walk in shower cubicle, washbasin with cupboards beneath, low level WC with hidden cistern, fully tiled walls and floors, plus large, fitted mirror.
- ◆ Double bedroom 2 has a pair of windows to the rear with roller blind and built in wardrobe cupboard, recessed lighting and coved ceiling.
- ◆ Bathroom fitted with panelled bath, shower attachment above and screen, washbasin with cupboards beneath, low level WC with concealed cistern, heated towel rail, window to the rear with fitted slatted blinds, tiled wall and floor.
- ◆ Double bedroom 3, window to the rear with roller blind, recessed ceiling lights and coved ceiling.

Parking

- ◆ Lift and Staircase access down to secure underground parking with allocated parking for apartment 5 plus visitor parking.

Practicalities

- ◆ 125 year lease (June 2005) with 105 years remaining.
- ◆ Service charge £3097 pa (of which around £1000 is for sinking fund).
- ◆ Sinking fund has around £100,000 (across the 3 buildings that make up Norfolk Grange Development: Norfolk Heights, Suffolk Mews and Cambridge Villas.)
- ◆ Ground rent £250 pa (invoiced £125 every 6 months)

Location

- ◆ Ideal central location with attractive road off of the common within walking distance to all amenities.
- ◆ Trinity arts Centre, mainline station, lower high street, historic Pantiles and the shopping centre.

Viewing

Strictly by appointment only through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615

