

BEAUMONT COURT, FRANT ROAD

TUNBRIDGE WELLS - GUIDE PRICE £300,000 to £325,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

12 Beaumont Court
25 Frant Road, Tunbridge Wells, TN2 5GT

Hallway - Sitting Room With Bay Window - Kitchen With Integrated Appliances - Bedroom With Patio Doors To Balcony - Further Bedroom - Bathroom - Double Glazing - Communal Gardens - Allocated Off-Road Parking Space Behind Electric Gate - Nearby Bus Stop - No Chain

A bright, secure and generously proportioned top floor two bedroom apartment with stunning views. It comes with balcony, kitchen with integrated appliances, loft space and en-suite bathroom - set back (behind gardens) from Frant Road near The Pantiles.

Communal entrance door to top floor, fire stairs or lift. Private front door into:

HALLWAY:
Radiator, coving to ceiling, entry phone, storage cupboard, airing cupboard with 'Megaflow' pressurised water system tank. Doors to:

SITTING ROOM:
Coving to ceiling, two double radiators. Double glazed sash bay window to front.

KITCHEN:
Fitted with a range of wall and base units with work tops over. One and a half bowl stainless steel sink unit with mixer tap and tiled splashbacks. Integrated fridge/freezer, built-in 'Siemens' dishwasher, built-in 'Siemens' washing machine, built-in 'Siemens' electric oven, halogen hob and extractor hood above. Double radiator, coving to ceiling, tiled flooring. Double glazed sash window to side aspect.

BEDROOM 1:
Fitted wardrobes, coving to ceiling, double radiator. Double glazed patio doors to balcony.

EN-SUITE BATHROOM:
Fitted with a panel enclosed bath with mixer tap and shower attachment, shower cubicle, low level WC, pedestal wash and basin with mixer tap. Part tiled walls, extractor, inset spotlights.







BEDROOM 2:
Coving to ceiling, single radiator. Double glazed sash window to front.

BATHROOM:
Fitted with a pedestal wash hand basin with mixer tap, low level WC, shower cubicle. Part tiled walls, radiator, inset spotlights.

OUTSIDE:
The property benefits from use of attractive communal gardens and grounds and allocated parking.

SITUATION:
Frant Road is a popular and attractive road with a good number of upmarket period properties immediately adjacent to Tunbridge Wells town centre. To this end the Pantiles, Chapel Place and the Old High Street are readily accessible with their wide range of independent retailers, restaurants and bars as is the main line railway station some further distance away. The town has a wide range of social, retail and educational facilities including a number of sports and social clubs and two theatres, a further range of principally multiple retailers at the Royal Victoria Place shopping precinct and nearby Calverley Road as well as nearby North Farm. There are a highly regarded schools at all levels, many being accessible from the property. Properties of this size, flexibility and specification in the premier location are rare to the market and to this end we would encourage all interested parties to make an immediate appointment to view.

TENURE:
Leasehold with a share of the Freehold
Lease - 999 years from 1 May 2000
Service Charge - currently £3182.88 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.



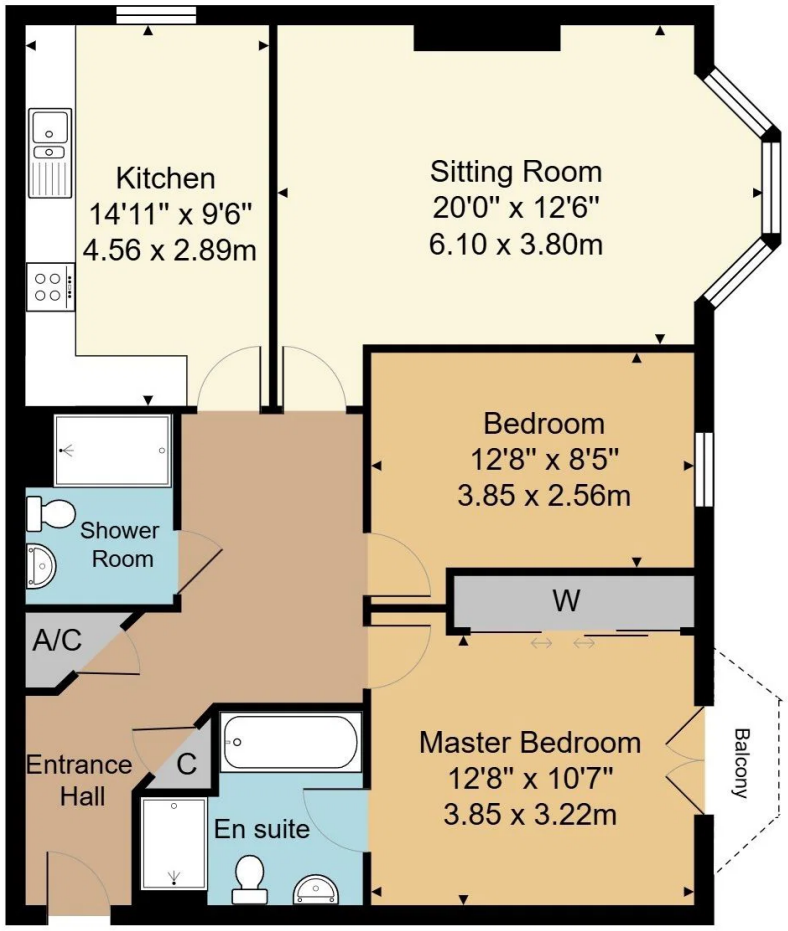


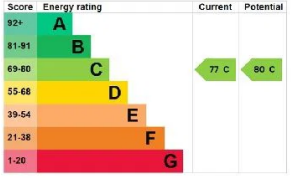


COUNCIL TAX BAND:
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VIEWING:
By appointment with Wood & Pilcher 01892 511211

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 Fired Central Heating





Approx. Gross Internal Area 918 ft² ... 85.3 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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