

KINGSWOOD PLACE, KINGSWOOD ROAD

TUNBRIDGE WELLS - OFFERS OVER: £385,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

7 Kingswood Place
Kingswood Road, Tunbridge Wells, TN2 4UJ

Entrance Hallway - Lounge/Dining Room With Juliet Balcony - Kitchen With Integrated Appliances - Bedroom With En-Suite Shower Room - Further Bedroom - Bathroom - Communal Garden - Allocated Parking Space

Located close to Dunorlan Park and within striking distance of the town centre, a well presented 2 bedroom apartment in this impressive purpose built block with the advantages of attractive communal gardens, a private allocated parking space and further generous visitors parking - and most particularly of all - a long bank of double glazed windows with an inset Juliet balcony which creates not only a light and spacious ambiance but also has attractive views of the communal gardens. As currently arranged the property has a large entrance hallway, two double bedrooms - of which one has an en-suite facility - a further well appointed family bathroom, the aforementioned lounge/dining area and a further contemporary style kitchen which is accessed from the lounge.

Access is via a solid door to:

ENTRANCE HALLWAY:
Carpeted, inset spotlights to the ceiling, wall mounted video entry phone, wall mounted thermostatic control (Agents Note: All rooms have underfloor gas heating operated by separate thermostatic controls). Large, fitted cupboard housing the hot water cylinder and hot water boiler with generous additional storage. Doors leading to:

BEDROOM:
Carpeted, wall mounted thermostatic control operating underfloor heating, good space for bed and bedroom furniture. Two double fitted wardrobes, inset spotlights to ceiling. Leaded double glazed windows. Door to:

EN-SUITE SHOWER ROOM:
Tiled floor, large walk-in double shower cubicle with twin heads, two wash hand basins forming part of a corian style work surface with mixer tap over, wall mounted electric shaver point, low level wc, wall mounted towel radiator. Opaque double glazed windows.







BEDROOM:
Carpeted, wall mounted thermostatic control operating underfloor heating, leaded style double glazed windows with fitted roller blind, inset spotlights to ceiling.

BATHROOM:
Tiled floor, low level wc, fitted wall cabinet, two wash hand basins forming part of a corian style work surface with mixer tap over, part tiled walls with a combination of metro and other stylings, electric shaver point, inset spotlights to the ceiling, extractor fan, towel radiator, panelled bath with mixer tap over, fitted glass shower screen and further twin headed shower over.

LOUNGE/DINING ROOM:
Carpeted, wall mounted thermostatic control operating underfloor heating, inset spotlights to the ceiling. A particularly good space for both lounge furniture and dining room table and chairs, various media points. A bank of Georgian style leaded windows forming a deep box bay window with further French doors and Juliet balcony, these enjoy pleasant views over the communal gardens. Double sliding doors lead to:

KITCHEN:
Fitted with a range of wall and base units with a complementary Corian style work surface, integrated fridge, freezer and dishwasher. Space for washing machine. Fitted double electric oven, areas of contemporary tiled splashback, inset five ring 'Bosch' gas hob with extractor hood over. Inset single bowl sink with mixer tap over. Generous storage space, tiled floor, inset spotlights to the ceiling, extractor.

OUTSIDE:
The property enjoys use of a resident's garden and has a single allocated parking space with further available visitors parking.

SITUATION:
The property is proximate to Dunorlan Park, the Nuffield hospital and surgeries on Kingswood Road and is a short walk away from Tunbridge Wells town centre itself. The town offers good shopping facilities at the Royal Victoria Place shopping centre and the Calverley Road pedestrianized area alongside independent retailers, restaurants and bars along Mount Pleasant, the Old High Street, Chapel Place and the Pantiles.







The town has fast and frequent rail services to both London and the South Coast and a good number of well regarded schools at primary, secondary, grammar and independent levels.

TENURE:
Leasehold
Lease - 999 years from 1 January 2007
Service Charge - currently £3131.78 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

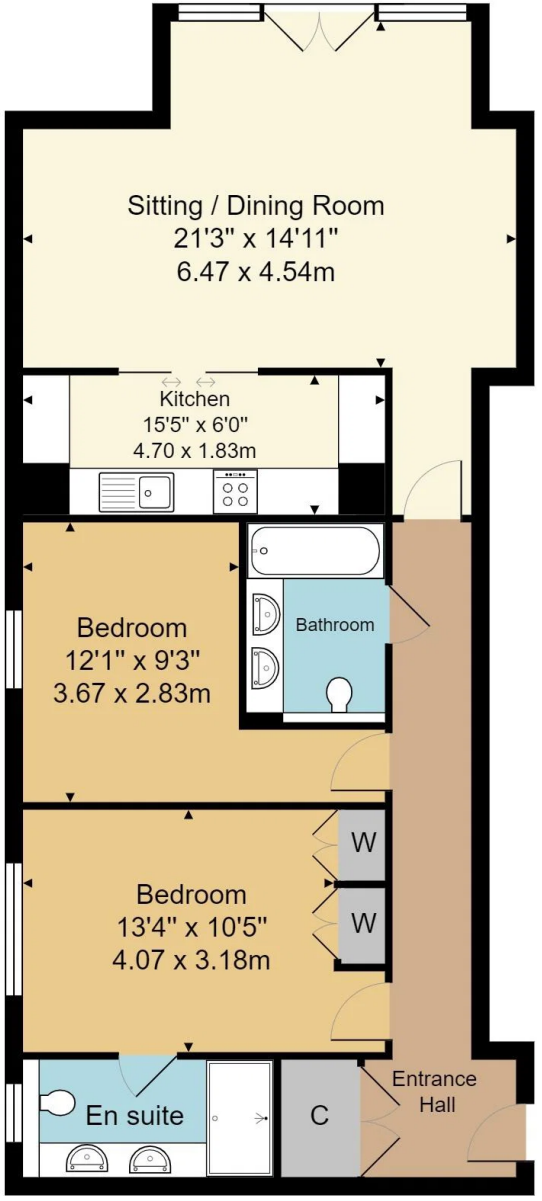
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Underfloor Heating

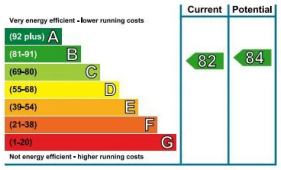
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The Property Ombudsman
APPROVED CODE





Approx. Gross Internal Area 959 ft² ... 89.1 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.