



Top Floor Flat, 4 Hanover Road

Tunbridge Wells, TN1 1EY

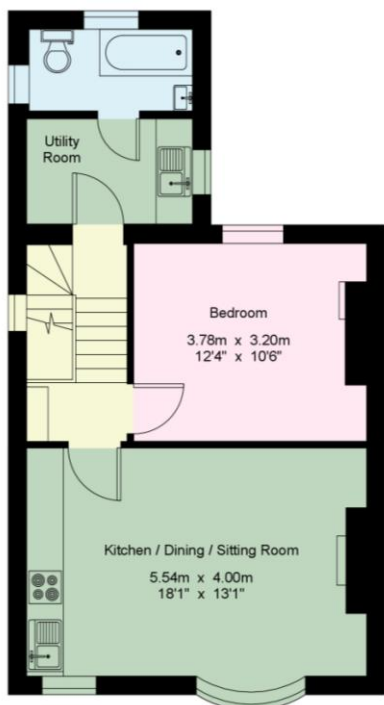
► SUMNER PRIDHAM ◄

A beautifully presented and spacious top floor flat in a handsome Grade II listed period property in a convenient location within minutes' walk of the town centre. Updated for modern day living including a new fitted kitchen, bathroom and utility room, yet retaining all the delightful architectural features of the period.

Communal Hall and Staircase to First Floor, Internal Staircase to Second Floor, Kitchen/Reception Room, Double Bedroom, Utility Room, Bathroom, Gas Fired Central Heating, Share of Communal Garden, Permit Parking Available on London Road.

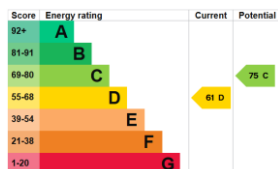
Guide price £199,500 Share of Freehold *Chain Free*





First Floor

Second Floor



The Property

- ◆ Beautifully presented top floor apartment.
- ◆ One of 4 apartments in a handsome detached Grade II listed house in a convenient location to the town.
- ◆ Presented in excellent order having been refurbished and newly decorated throughout with new carpets.
- ◆ External steps with wrought iron railings lead to a handsome front door and communal hall.
- ◆ Staircase to first floor.
- ◆ Front door to internal staircase leading to the second floor.
- ◆ Beautifully light and recently decorated kitchen/reception room with overhauled sash windows to the front, fireplace surround fitted with electric fire, TV point and coved ceiling.
- ◆ New fitted kitchen with worktops along one wall with upstand, incorporating a stainless steel sink and drainer, induction hob with electric oven beneath, soft closing cupboards, cutlery and saucepan drawers, integrated larder fridge.
- ◆ Double bedroom features multipaned sash window with far reaching view, period fireplace with cast iron inset.
- ◆ Staircase down to a half landing area and door to a separate utility room with fitted worktop, stainless steel sink and drainer, fitted washing machine and space for larder freezer, sash window to the side, useful triple sized storage/wardrobe cupboard.
- ◆ Bathroom comprising of recently fitted panelled bath with shower attachment with folding screen, low level WC, wall mounted washbasin with drawers beneath, gas fired combination boiler providing central heating and domestic hot water, fitted mirrored cabinet, window to side and rear.

Outside

- ◆ Communal Garden laid to lawn with mature shrubs including flowering Camellia, bin store and side access to the front.
- ◆ The property is share of freehold with a 999 year lease.
- ◆ Service charge £88 per calendar month.

Flat 4, 4 Hanover Road

Flat - Gross Internal Area : 50.3 sq.m (541 sq.ft.)



Viewing

Strictly by appointment only through sole agents Sumner Pridham
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