



MADEIRA PARK

TUNBRIDGE WELLS - £235,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

1b Madeira Park
Tunbridge Wells, TN2 5SU

Entrance Lobby - Kitchen/Diner - Good Size Lounge With
Bay Window - Bedroom With En-Suite Shower Room -
Communal Garden - Permit Parking

Representing a wonderful opportunity in the heart of the Village area of Tunbridge Wells, this beautifully appointed one-bedroom ground floor apartment is a true gem. It features distinctive tall ceilings and has the real advantage of a share of freehold. With a thoughtfully designed layout that includes both a roomy kitchen/diner and a separate lounge, this residence exudes sophistication and charm, perfect for entertaining. The quality finishes are evident upon entry, and the attached photographs and floorplan illustrate the seamless flow of space. This property offers a tranquil retreat while still being conveniently located a very short walk from the Grove (a minute or so) and a delightful array of boutiques, restaurants, and cafés from the iconic Pantiles to the historic High Street. The railway station is just beyond the Grove. Properties such as this - showcasing style, prime location, and a desirable tenure - are always in high demand, so we strongly encourage interested parties to schedule an early viewing to fully appreciate everything this remarkable apartment has to offer.

Access is via a solid door to:

ENTRANCE LOBBY:

Wood effect laminate flooring, areas of fitted coat hooks, recessed ceiling light with an attractive 'leaded cover'.

Door to an airing cupboard with inset hot water cylinder, general storage space and further fitted shelving. This is open to:

KITCHEN/DINER:

Fitted with a contemporary styled kitchen comprising high gloss white wall and base units and a complementary work surface. Inset single bowl stainless steel sink with mixer tap. Good general storage space. Integrated electric oven and inset four ring electric hob with stainless steel splashback and extractor hood over. Space for a free-standing fridge/freezer and integrated washing machine. Space for a small table and chairs. Wood effect laminate flooring, good ceiling heights. Feature casement windows to the front with fitted blinds.



LOUNGE:

A large lounge with ample room for lounge furniture and entertaining. Fitted carpet, wall mounted electric radiator, excellent ceiling heights. Shallow bay window comprised of period sash windows with further secondary glazing.

BEDROOM:

Carpeted, good ceiling heights, wall mounted electric radiator and areas of floating shelving. Space for a double bed and associated bedroom furniture. Double glazed window to the rear with fitted blind. Door to:

EN-SUITE SHOWER ROOM:

Fitted with a low level WC, pedestal wash hand basin with mixer tap over, concertina glass doors leading to a shower with shower head over. Tiled floor, part tiled walls, electric heated towel rail, inset spotlights to the ceiling, extractor fan. Opaque double glazed window to the rear with fitted blind.

OUTSIDE FRONT:

The property benefits from use of a communal garden to the front.

PERMIT PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm availability of parking permits for the area.

SITUATION:

The property is located in Tunbridge Wells Village area, a picturesque and popular part of town, partly because of its proximity to the old High Street, The Pantiles, Chapel Place and Mount Pleasant, where the majority of independent retailers, restaurants and bars can be found but also because of its proximity to the main line railway station. This being said, the 'Village' is well named in it is a peaceful area away from the hustle and bustle of the town centre. Tunbridge Wells itself has a good mix of retail, social and educational facilities including further principally multiple retailers at the Royal Victoria Place and associated Calverley Road with further offerings at the nearby North Farm Retail Estate. It enjoys a number of sports and social clubs as well as two theatres and a good number of highly regarded schools at primary, secondary, independent and grammar levels.



TENURE:

Leasehold with a share of the Freehold
Lease - 999 years from 1 January 1972
Service Charge - currently £720.00 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 - Electric

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.



23 High Street, Tunbridge Wells,
Kent, TN1 1UT

Tel: 01892 511211

Email:

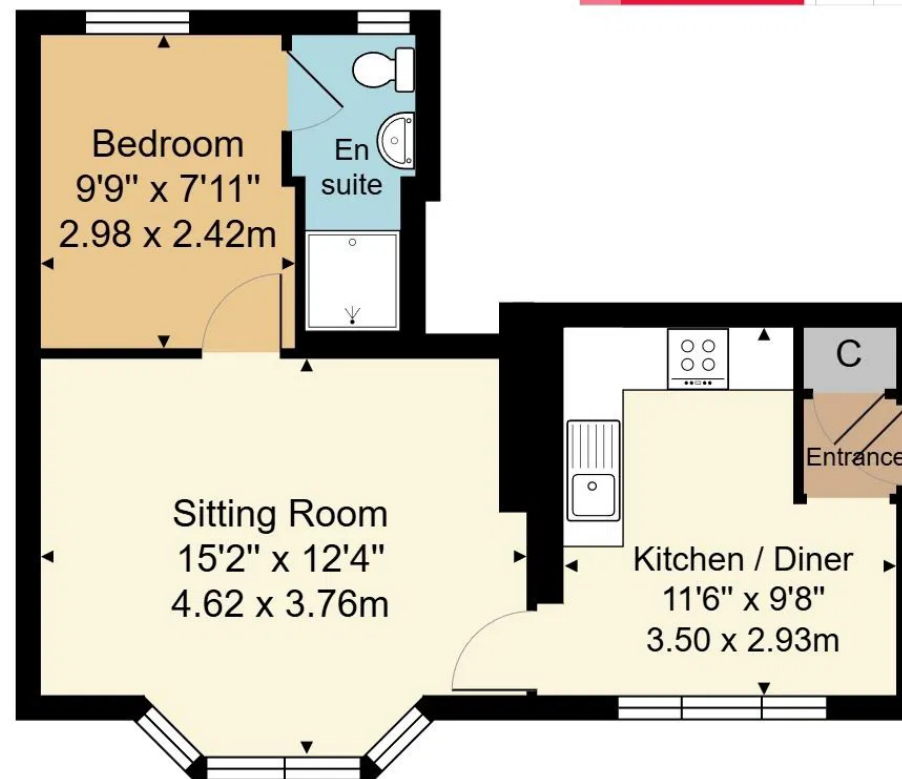
tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 420 ft² ... 39.0 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.