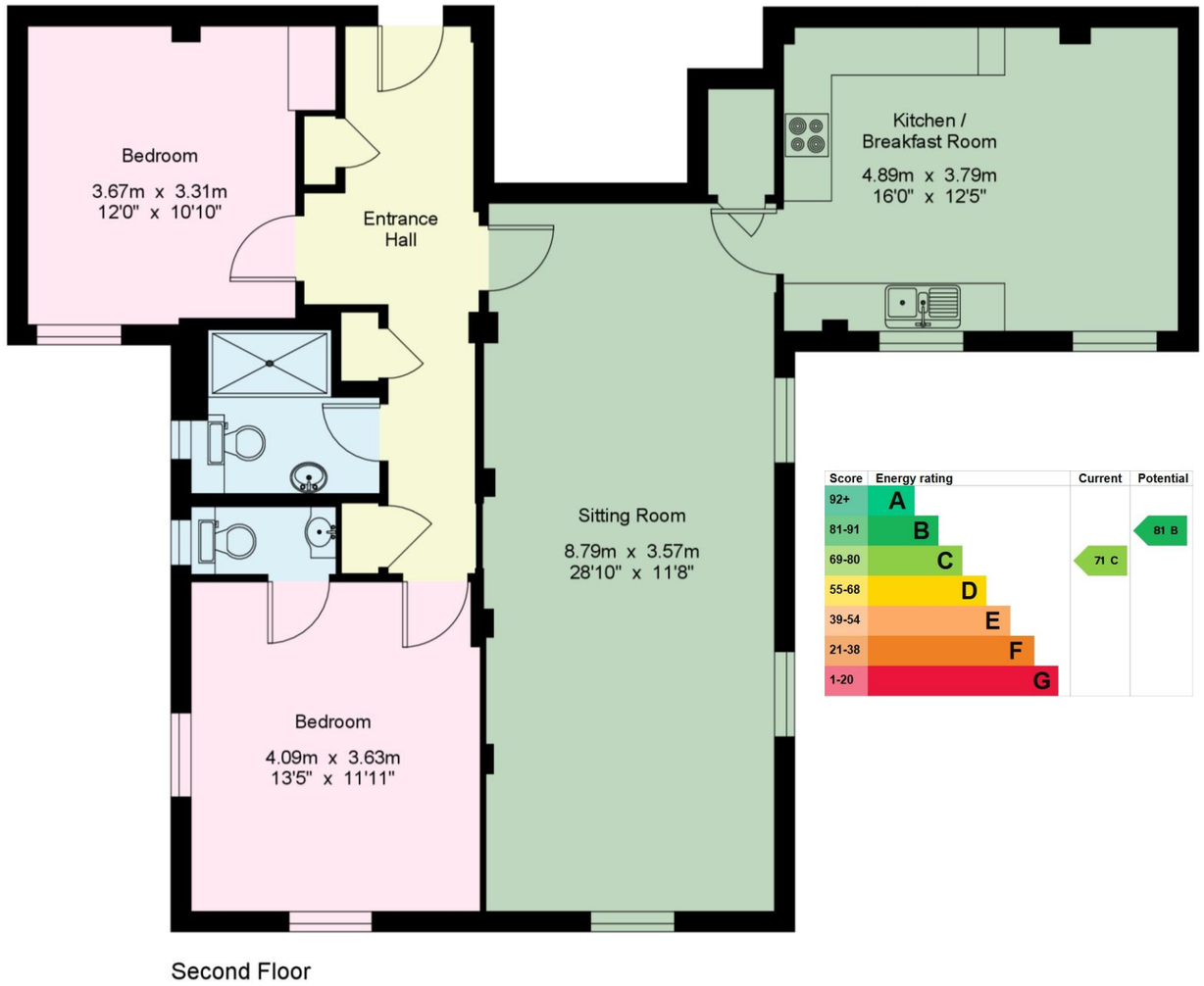


Second Floor

Flat 37, Chancellor House

House - Gross Internal Area : 99.9 sq.m (1075 sq.ft.)
Garage - Gross Internal Area : 26.8 sq.m (288 sq.ft.)

N

SUMNER PRIDHAM

For Identification Purposes Only.

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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.



37 Chancellor House

Tunbridge Wells, TN4 8BT

SUMNER PRIDHAM

A Spacious and significantly improved second floor flat with commanding views in one of Tunbridge Wells premier apartment blocks set in impressive communal gardens and benefitting from a concierge 8 am to 4 pm, 7 days a week. Ideal for those buyers wishing to downsize from the family home but don't wish to compromise on location or surroundings. Number 37 has been beautifully decorated throughout and benefits from updated kitchen and bathroom.

Impressive Entrance Foyer with Porter, Lift and Staircase to second floor, Hall, Sitting/Dining Room, Kitchen/Breakfast Room, 2 Double Bedrooms, ensuite Cloakroom, Modern Shower Room, Gas Fired Central Heating with radiators to all rooms, Communal Gardens (approximately 5 acres not measured), Resident and Visitor Parking.

Guide price £350,000 Share of Freehold *No Forward Chain*





37 Chancellor House, Tunbridge Wells, TN4 8BT







Property Description

- Spacious and well-presented second floor apartment decorated to a high standard.
- Premier Mansion block in "park like grounds" (Approximately 5 acres).
- Impressive foyer to meet guests also with Porters office.
- Quiet location set behind Mount Ephraim convenient to the town centre and station.
- Lift and staircase to second floor.
- Front door to spacious hall, useful storage cupboards plus linen cupboard, decorated to high standard with recessed ceiling lights.
- Dual aspect sitting/dining room with attractive views to the side and front enjoying morning and midday sun.
- Modern well fitted kitchen with good range of worktops, appliances include an AEG induction hob with concealed extractor and glass splash back.
- Dishwasher, washing machine comprehensive range of cupboards, nest and saucepan drawers, one and a half stainless steel sink and drainer beneath a window with attractive outlook.
- Carpeted area designated for soft seating/dining table.
- Double bedroom 1 enjoys a dual aspect with pretty outlook south and west.
- Ensuite cloakroom with WC, washbasin with cupboard beneath, and window.
- Double bedroom 2 with built in wardrobe cupboard, window to the front.
- Modern shower room with walk in shower cubicle with glass screen, low level WC with concealed cistern, washbasin with cupboard beneath, tiles walls and floor.









Outside

- Chancellor House enjoys and exceptional setting with park like grounds with mature trees and notable ancient Cedar.
- The grounds are beautifully maintained with separate allocated areas for parking.

Location

- Highly sought after location set behind Mount Ephraim, with its views across Tunbridge Wells common.
- The central station is 0.7 miles distant, and the Victoria Shopping Centre and historic Pantiles are 0.8 miles away.

Practicalities

- Share of freehold
- 999 years lease commenced 1st January 1978 Service Charge: £665.41 per month which includes central heating, plus hot and cold water, Chancellor House has a communal gas fired boiler.
- Council Tax Band D.

Viewing

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

