



NO PARKING
On this side of road or pavement
Access for Emergency Vehicles

OSMUNDA COURT, FERNDALE CLOSE
TUNBRIDGE WELLS - £275,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

5 Osmunda Court
Ferndale Close, Tunbridge Wells. TN2 3RS

Entrance Hallway - Two Bedrooms - Open Plan
Lounge/Dining Area With Balcony - Contemporary
Kitchen - Bathroom - Garage En-Bloc - Attractive
Communal Gardens

Offered as top of chain as well as a very good state of presentation, a most attractive two bedroom first floor apartment in this contemporary block located in St. James's quarter of Tunbridge Wells. The property benefits tremendously from its location in that it is both proximate to town and nearby bus routes, but also surrounded by generous and attractive communal gardens. It also benefits from a good sized balcony to one side of the main reception room. There is also gas fired central heating, double glazed windows and an attractive kitchen and bathroom. Both bedrooms are double rooms and externally, the property enjoys use of a private garage en-bloc with additional first come, first served residents parking and the aforementioned attractive communal gardens. Properties in this area have been traditionally very popular and we encourage all interested parties to make an immediate appointment.

Access is via a solid door to:

ENTRANCE HALLWAY:

Of a good size with wall mounted video entry phone, radiator, wall mounted thermostatic control, inset spotlights to the ceiling and cornicing. Door to a cupboard with good general storage space, areas of fitted shelving, coat hooks and a wall mounted electrical consumer unit. Door to a further cupboard with areas of fitted shelving and space for a washing machine.

BEDROOM:

Of a good size and with room for a double bed, fitted carpet, radiator, various media points. Fitted double wardrobe with sliding doors. Double glazed window to the front with fitted blind.

BEDROOM:

Of a good size and with ample room for a double bed, fitted carpet, radiator. Double fitted wardrobe with mirror fronted sliding doors. Double glazed windows to the front with a fitted blind.



OPEN PLAN LOUNGE/DINING AREA:

Fitted carpet, two radiators, various media points. Excellent space for both lounge and dining furniture and entertaining. Double glazed window to side with fitted Roman blind. Sliding double glazed doors to a private balcony area with tiled floor and space for a small table and chairs with view across communal gardens to Ferndale beyond. Further double glazed window to front.

This is open to:

KITCHEN:

Of a contemporary style with a range of wall and base units and a complementary woodblock work surface. Integrated electric oven and 'AEG' inset four ring gas hob with extractor hood over. Good general storage place. Integrated dishwasher and space for free standing fridge freezer. Inset one and a half bowl stainless steel sink with mixer tap over. Wall mounted 'Worcester' boiler inset to a wall unit. Part tiled walls. Double glazed window to the rear with fitted blind.

BATHROOM:

Panelled bath with mixer tap over, fitted glass shower screen and single shower head over, low level WC, wall mounted wash hand basin with mixer tap, backlit fitted wall mirror. Tiled floor, tiled walls, towel radiator, inset LED spotlights to the ceiling. Opaque double glazed window to the rear with fitted roller blind.

OUTSIDE:

Externally the property enjoys use of a private garage en-bloc with additional first come first served residents parking and attractive communal gardens.

SITUATION:

The property is located just off of Ferndale in the St. James's quarter of Tunbridge Wells. To this end it is located in a popular and upmarket part of town with good areas of greenery and the aforementioned and generous communal gardens. Tunbridge Wells is a short walk or bus ride away with an excellent mix of social, retail and educational facilities, to include two theatres and a number of sports and social clubs, a range of principally independent retailers, restaurants and bars between the Pantiles and Mount Pleasant and along Camden Road, with a further run of primarily multiple retailers at the Royal Victoria Place shopping precinct and nearby North Farm.



The town has a good number of highly regarded schools at primary, secondary, independent and grammar levels. The town has two mainline railway stations serving both London termini and the South Coast.

TENURE:

Leasehold
 Lease - 189 years from 6 December 1963
 Service Charge - currently £1861.04 per yea
 Ground Rent - currently £212.65 per year

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:

B

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

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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 Kent, TN1 1UT

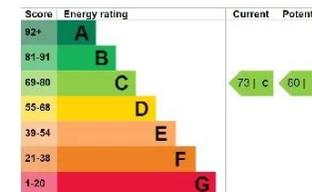
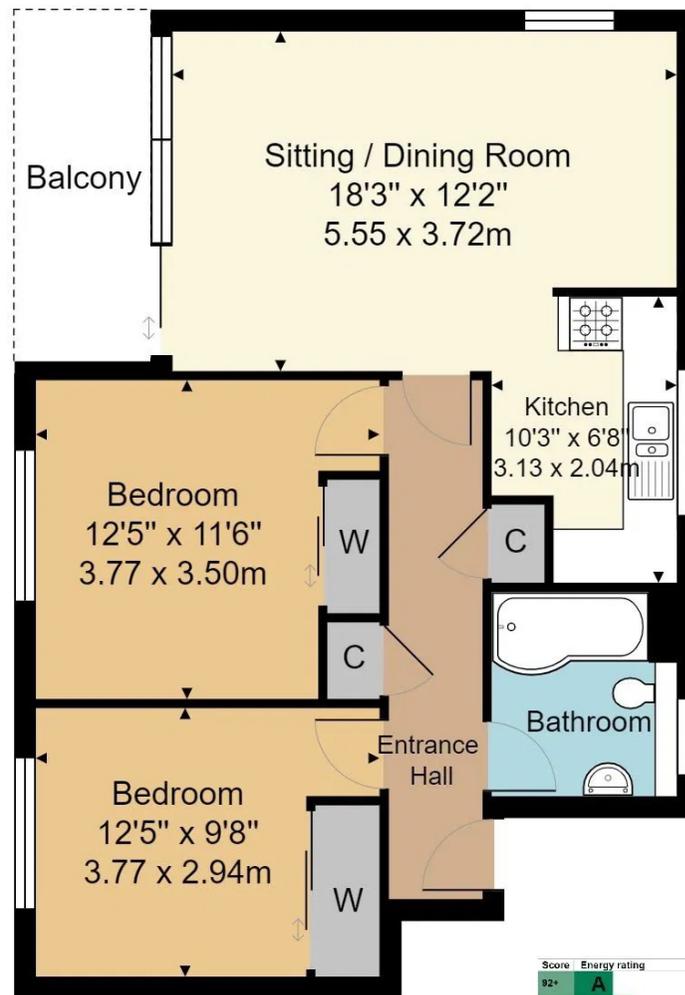
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
 TUNBRIDGE WELLS, SOUTHBOROUGH &
 ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Approx. Gross Internal Area 668 ft² ... 62.0 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.