



QUARRY HILL ROAD
TONBRIDGE - £260,000



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Flat 1, 40 Quarry Hill Road, Tonbridge, TN9 2RS

Entrance Hall - Sitting Room - Kitchen - Two Bedrooms -
Bathroom - WC - Garden

Located toward the southerly side of Tonbridge town centre with ready access to both the mainline railway station and a host of both multiple and independent retailers, a deceptively spacious duplex styled apartment offering two especially large double bedrooms on the upper floor and an equally good sized lounge and dining area opening toward a kitchen, on the first floor. The property has both a family bathroom and a separate WC/utility room and stairs lead from the kitchen to lower maintenance private gardens below. The apartment offers tremendous flexibility to any new owner and is, to all intents and purposes, effectively a house arranged over the upper 2 levels of this three storey building.

ENTRANCE HALL:

Access is via a partially glazed door with two opaque panels, leading to the stairs to the first floor. There is a further opaque window above, together with fitted coat hooks. The entrance hall has engineered oak flooring, a wall-mounted entry phone and thermostatic control.

FIRST FLOOR LANDING:

Carpeted landing area with engineered oak flooring to the stairs returning to the second floor. Inset spotlights to the ceiling, cornicing and a partially glazed door providing access to the WC.

CLOAKROOM:

Tiled floor, low-level WC, heated towel radiator and opaque double-glazed window to the rear. There are areas of exposed brickwork and inset spotlights to the ceiling. A wall-mounted sink is set into a woodblock work surface with mixer tap over, with useful storage space and plumbing/space for a washing machine.

BATHROOM:

Tiled floor, heated towel radiator, low-level WC, extractor fan and storage cupboard. There are areas of exposed brickwork and part-tiled walls. The panelled bath has a mixer tap and shower attachment, with a feature recess above. A wall-mounted sink has a tiled splashback and shelf over, complemented by a back-lit wall mirror.



SITTING ROOM:

Spacious lounge featuring engineered oak flooring and two radiators. There is a double-glazed window to the front and a further double-glazed bay window, providing excellent natural light.

The room offers ample space for large lounge furniture and entertaining. Features include areas of exposed brickwork, a feature recess, various media points, inset ceiling spotlights and cornicing. The lounge is open plan to the kitchen.

KITCHEN:

The kitchen continues with engineered oak flooring and features a contemporary range of wall and base units with complementary woodblock work surfaces, providing good general storage.

There is an integrated Lamona electric oven, inset four-ring Lamona gas hob with extractor hood over, inset stainless-steel sink with mixer tap and an integrated dishwasher. Space is provided for a freestanding fridge/freezer.

A double-glazed window to the rear has a fitted blind, while a partially glazed double-glazed door provides access to the rear staircase.

REAR GARDEN:

The rear garden is predominantly laid to synthetic grass, with areas of slate chippings providing a low-maintenance and versatile entertaining space. There are raised beds, an external storage unit, a detached shed and a gate providing access to the rear.

SECOND FLOOR LANDING:

Carpeted landing with a double-glazed window to the rear with fitted blind, areas of sloping ceiling and inset ceiling spotlights.

There is a large storage cupboard housing the Worcester boiler and providing useful additional storage.

BEDROOM:

A particularly spacious bedroom with ample room for a large double bed and associated bedroom furniture. Features include a radiator, double-glazed windows to the rear and inset ceiling spotlights.

There is a feature recess with brackets and a former fireplace, with fitted shelving to one side of the chimney breast. A loft access hatch is also provided.



BEDROOM:

A further particularly large bedroom with fitted carpets and ample space for a large bed and associated bedroom furniture.

The room benefits from a feature recess with brackets and former fireplace, inset ceiling spotlights and fitted wardrobes to one side of the original chimney breast. There is a radiator and two sets of double-glazed windows to the front.

TENURE:

Share Of Freehold
99 Years From 25th December 2014
No Service Charge
No Ground Rent

COUNCIL TAX BAND:

C

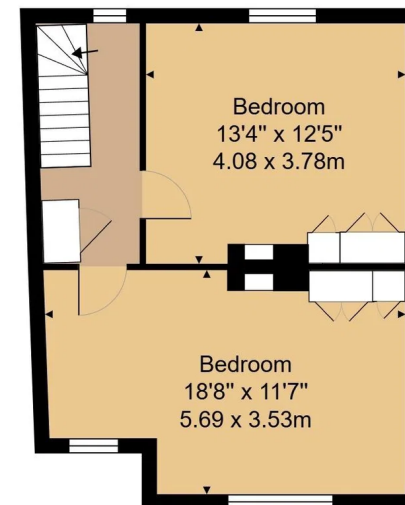
VIEWING:

By appointment with Wood & Pilcher 01892 511311

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 Central Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor

First Floor

Approx. Gross Internal Area
949 ft² ... 88.1 m²

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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