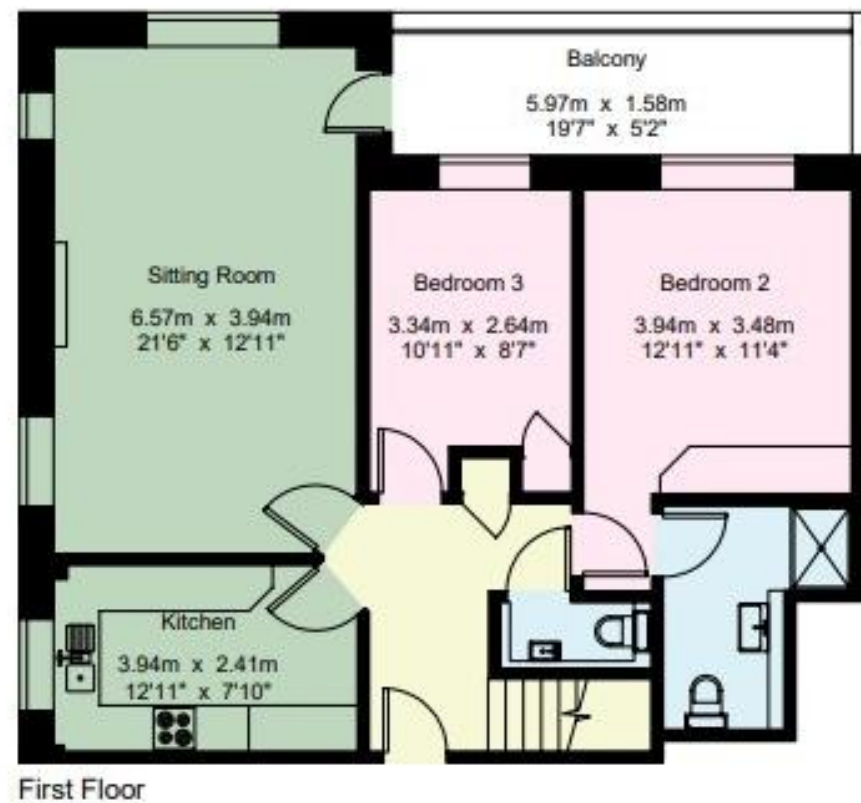




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



6 Kings Park

Gross Internal Area : 111.9 sq.m (1,204 sq.ft.)
(Excluding Balconies and Attic Storage)



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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.



6 Kings Park

Kingswood Road, Tunbridge Wells, TN2 4XF

SUMNER PRIDHAM

A quiet yet conveniently located 3 bedroom apartment occupying the first and second floors of a small exclusive apartment block close to Dunorlan Park, benefitting from 2 balconies with attractive outlooks, within walking distance to Mark and Spencer (0.6 miles) and the mainline station (0.9 miles).

Communal Hall, Lift and Staircase to First Floor, Hall, Cloakroom, Sitting/Dining Room, fitted Kitchen, 3 Bedrooms, 2 Ensuite Shower Rooms, Cloakroom, Gas Fired Central Heating, Double Glazed Windows, 2 Balconies, walk in Attic, allocated underground Parking plus external parking on first come first served basis.

Guide price £460,000 Share of Freehold *No Forward Chain*



6 Kings Park, Kingswood Road, Tunbridge Wells, TN2 4XF



Property Description

- ◆ Spacious first and second floor maisonette in an exclusive location.
- ◆ Ideally suited for those seeking a quiet yet conveniently located property to the town.
- ◆ Surprisingly spacious accommodation arranged over 2 floors.
- ◆ Staircase and lift to first floor.
- ◆ Hall with panelled doors to all rooms, coved ceiling, cloakroom with low level WC and concealed cistern, washbasin, chrome towel rail, tiled walls and floor.
- ◆ Triple aspect sitting/dining room including a door out to a balcony, a light room enjoying east, south, and westerly orientation, fireplace with marble inset and hearth, coved ceiling, pair of centre ceiling roses.
- ◆ Kitchen recently installed with quartz worksurfaces arranged over 3 walls incorporating one and a half ceramic sink, below window, tiled splashback, induction hob (not sure if working), Siemens electric fan assisted oven and grill, fridge/freezer, excellent range of cupboards including pull out corner trays, nest of drawers including saucepan drawer, washing machine, Siemens dishwasher, matching wall mounted cupboards



and illuminated display cabinets.

- ◆ Matching cupboard housing British Gas fired boiler providing central heating and domestic hot water.
- ◆ Bedroom 2 with triple set of windows overlooking the balcony and enjoying a southerly aspect, fitted wardrobe cupboards, ensuite shower room with walk in shower, wide washbasin with drawers beneath, low level WC, tiled walls and floor.
- ◆ Bedroom 3 also enjoying a southerly aspect overlooking the balcony, built in wardrobe cupboards.
- ◆ Stairs from the hall to the second floor.
- ◆ Bedroom 1 with a pair of French doors out to a balcony with far reaching views and a southerly aspect.
- ◆ Built in linen cupboard, deep wardrobe cupboard with mirrored doors.
- ◆ Ensuite shower room with separate walk in cubicle wash basin with drawers beneath, low level WC, and chrome towel rail.
- ◆ Walk in attic with boarding shelving also housing hot water tank, power and light connected.

Outside

- ◆ Allocated underground parking space for a small car which can also be accessed via an internal stairs.
- ◆ To the rear of the property there is also additional external parking arranged on a first come first served basis.

Practicalities

- ◆ Share of Freehold with a 999 year lease from September 2009.
- ◆ Service charge is £783 per quarter.
- ◆ Managing Agents are TW Block Management.

Viewing

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

