



DOUGALL CLOSE

TUNBRIDGE WELLS - £175,000

165

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WOOD & PILCHER

Sales, Lettings, Land & New Homes

6 Dougall Close, Tunbridge Wells, TN2 3GN

Sitting/Dining Room - Kitchen - One Bedroom - En-Suite
Bathroom - Cloakroom - Allocated Parking Space

This well-presented one-bedroom maisonette is situated in a popular residential development, conveniently located for High Brooms station, local shops and amenities. Offered chain free and ready to move into, the property provides practical accommodation with the benefit of an allocated parking space.

The accommodation begins with an open-plan sitting/dining room, featuring a bay window with double-glazed UPVC windows, allowing plenty of natural light into the room. There is ample space for seating and a dining area, along with laminate wood flooring and useful storage within a cupboard housing the hot water cylinder, with shelving above.

The kitchen is fitted with a range of wall and base units, black work surfaces and a one-and-a-half bowl sink with drainer. Integrated appliances include an oven, electric hob and extractor, with additional space for a washing machine and fridge/freezer. Recessed lighting completes the room.

A separate cloakroom provides a WC and wash basin set within a vanity unit, with a tiled splashback and lino flooring.

The double bedroom is positioned to the rear of the property and offers space for a double bed and additional bedroom furniture. The room benefits from a carpeted floor, double-glazed window and an adjoining en-suite bathroom. The en-suite comprises a panelled bath with an Aqualisa shower over, glass shower screen and tiled surround, together with a vanity unit incorporating a wash basin and storage cupboards beneath.

Outside, the property benefits from an allocated parking space, adding to the convenience of this well-located maisonette.

SITTING/DINING ROOM:

Bay window with double-glazed UPVC windows, laminate wood flooring, electric heating, cupboard housing the hot water cylinder, and space for sitting and dining furniture.



KITCHEN:

Lino flooring, range of wall and base units with black work surfaces, one-and-a-half bowl sink with drainer and swan-neck tap, integrated oven, electric hob with extractor above, space for washing machine and fridge/freezer, and recessed lighting.

CLOAKROOM:

Lino flooring, WC, vanity unit with mounted wash basin, tiled splashback and electric heater.

BEDROOM:

Double bedroom with rear-facing double-glazed window, carpeted flooring, electric heater and thermostat. Space for a double bed and additional bedroom furniture, with door leading to the en-suite bathroom.

EN-SUITE BATHROOM:

Panelled bath with tiled surround, Aqualisa shower and glass shower screen, vanity unit with mounted wash basin and storage cupboards beneath, chrome heated towel rail and recessed lighting.

SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer, a multiscreen cinema and bowling complex.



TENURE:
 Leasehold
 155 years from 1st December 2005 (134 Years
 Remaining)
 Service Charge £2539.92 Per Annum , building insurance
 included
 Ground Rent £230.00 Per Annum

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 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, Electricity & Drainage
 Heating - Electric

EMPLOYEE AGENTS NOTE:
 Estate Agents Act 1979. Messrs. Wood & Pilcher for
 themselves and their staff declare an interest in this
 property as the vendor is an employee of Wood & Pilcher.

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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BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



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

Approx. Gross Internal Area
 439 sq. ft / 40.8 sq. m

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.