



WOOD & PILCHER



- 1st Floor Period Apartment
- 2 Double Bedrooms
- Forward Views Across Valley
- Sought After Central Location
- 2 Parking Spaces
- Energy Efficiency Rating: D

Boyne Park, Tunbridge Wells

GUIDE £300,000 - £320,000

woodandpilcher.co.uk

Apartment E, 1 Boyne Park, Tunbridge Wells, TN4 8EL

This stylish two double bedroom first floor apartment is set within a converted period property in a prestigious central Tunbridge Wells location. The property itself offers a wide range of feature which include far reaching forward views over Tunbridge Well Common towards the town from the living room windows with the same view being enjoyed from the main bedroom. Also within the living room is an attractive fireplace and open plan kitchen completed with a range of appliances. In addition to these features there is electric heating, bathroom with white suite, built in wardrobes to both bedrooms and two allocated parking spaces. With the main town centre and station just a few minutes walk, this very desirable apartment should be viewed at your earliest convenience.

The accommodation comprises. Main entrance door to:

COMMUNAL ENTRANCE HALL:

Stairs leading to first floor. Private entrance door to:

ENTRANCE HALL:

Wood effect flooring, entry phone.

OPEN PLAN LIVING ROOM & KITCHEN:

Two large windows to front which have been secondary glazed, provide far reaching views across the Common and valley towards the town. There is a feature fireplace with cast iron grate and wood surround. Electric radiator, power points.

OPEN PLAN KITCHEN:

Fitted with a range of wall and base units to one wall with work surfaces over, under worktop one and a half bowl sink unit with mixer taps. Fitted electric oven and hob with filter hood above. Integrated fridge/freezer, dishwasher and washer/dryer.

BEDROOM 1:

Windows to front and side with secondary glazing provide further views of the Common and town. Built in triple wardrobes, electric radiator, power points, built in cupboard containing the hot water cylinder.

BEDROOM 2:

Window to side with secondary glazing, built in double wardrobe, electric radiator, power points.



BATHROOM:

White suite comprising of a tiled panelled bath with mixer tap and hand shower spray, plumbed in shower with rainfall head, low level wc, wash hand basin with mixer tap and drawers beneath. Extractor fan, tiled floor, chrome towel rail/radiator.

OUTSIDE:

There are two allocated parking spaces for this apartment.

SITUATION:

The property is set within a very desirable area of Tunbridge Wells, conveniently located to be within easy walking distance of the town centre containing the Royal Victoria Place Shopping Mall and Calverley Road Pedestrianised Precinct home to many large retail outlets along with numerous cafes, restaurants and bars. A little further to the south is where you will find Tunbridge Wells main line station with commuter services to London and the Kent coast. Also within this part of the town you will find the Old High Street with its array of independent retailers and cafes and a little further on the historic Pantiles with its colonnaded walkway, outside dining areas and bandstand. For those requiring local schools, there is an excellent selection catering for a wide range of age groups with recreational facilities including local golf, cricket and rugby clubs along with two theatres and easy access to surrounding countryside and villages.

TENURE:

Leasehold

Lease - 125 years from 1 January 2018

Service Charge - current £835.38

Ground Rent - current £350.00 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





Approx. Gross Internal Area 642 ft² ... 59.7 m²

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