

14 Calverley Heights

Sandrock Road • Tunbridge Wells • Kent • TN2 3GT



Kings
Professionals in Property



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Kings are proud to offer this luxury two bedroom apartment which has been newly refurbished with secure underground parking, well kept communal gardens and private South-West facing roof terrace close to the centre of Tunbridge Wells & Dunorlan Park.

- 2 Bedrooms
- Luxury Apartment
- 2 Bathrooms
- Visitors Parking
- No Chain!
- Purpose Built
- South-West Facing Roof Terrace & Balcony
- Secure Under Ground Parking
- Communal Gardens
- Close To The Town Centre & Dunorlan Park

EPC Rating: D



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DESCRIPTION

Kings are proud to offer this luxury two bedroom apartment which has been newly refurbished with secure underground parking, well kept communal gardens and private South-West facing roof terrace close to the centre of Tunbridge Wells & Dunorlan Park.

The apartment has been extensively refurbished throughout and comprises entrance hall with useful storage cupboards, spacious open plan kitchen / living area with doors to private roof terrace and modern fitted kitchen, master bedroom with contemporary ensuite shower room and private balcony, second bedroom with built in wardrobes and a contemporary family bathroom. Externally the property boasts a sunny roof terrace and additional private balcony, communal gardens and secure underground parking with additional visitors spaces.

LOCATION

The apartment is located in a central but equally private location close to St James' church in Tunbridge Wells. It is a modest distance to the town centre with its Royal Victoria Place Shopping Precinct, Calverley Road pedestrianized areas and Camden Road facilities. There is also good access to the old High Street, the Pantiles, the numerous parks and The Common, all of which make Tunbridge Wells such a special town. The railway station offers good commuter services to both London and the South Coast.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

SECOND FLOOR

PRIVATE ENTRANCE HALL

Doors to all rooms, airing cupboard, large cloak cupboard.

SITTING/DINING ROOM 23' 00" x 15' 00" (7.01m x 4.57m)

Dual aspect room with window to rear aspect and doors to private South-West facing roof terrace, open to:

KITCHEN 10' 00" x 09' 04" (3.05m x 2.84m)

Window to side aspect, doors to private South-West facing roof terrace, tiled floor, modern fitted kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashback, stainless steel sink with drainer and mixer tap, integrated appliances including oven, electric hob with extractor hood and splashback over, microwave, dishwasher, washing machine and fridge freezer.



MASTER BEDROOM 14' 00" x 13' 00" (4.27m x 3.96m)

Rear aspect doors opening to private South facing balcony, door to:

ENSUITE

Tiled floor, part tiled walls, suite comprising shower cubicle, wall mounted wash hand basin with mixer tap and storage under, low level WC, chrome heated ladder style towel rail.

BEDROOM 2 12' 03" x 11' 09" (3.73m x 3.58m)

Rear aspect window, built in wardrobe with sliding door.

BATHROOM

Tiled floor, part tiled walls, white suite comprising tiled enclosed bath with shower and screen over, wall mounted wash hand basin with storage under, low level WC, chrome heated ladder style towel rail.

EXTERNALLY

The apartment boasts a private South-West facing roof terrace and an additional South facing balcony. There is also the added benefit of a secure underground parking space and additional visitors spaces. To the rear of there are well tended communal gardens.

OTHER INFORMATION

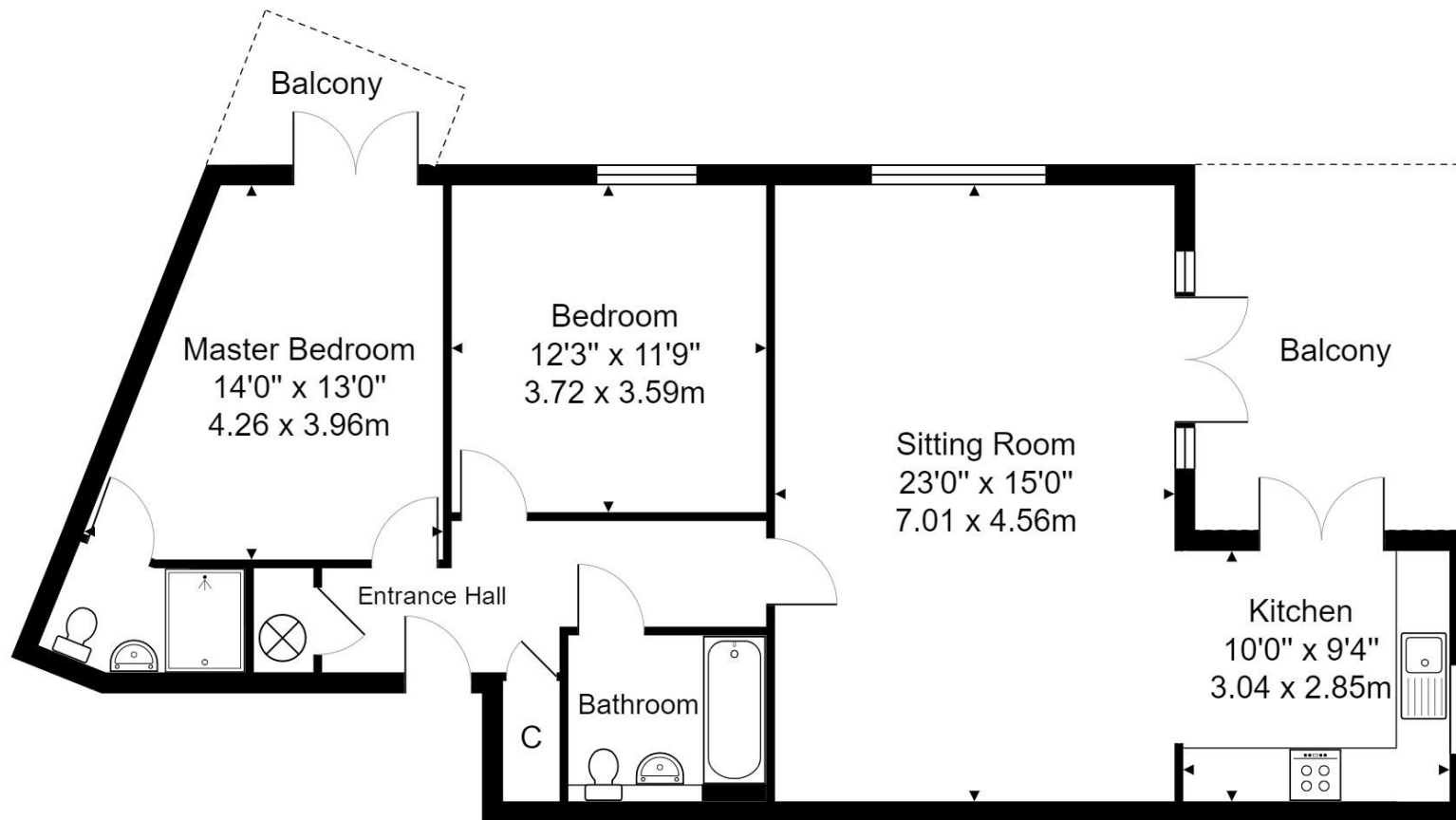
LEASE - 125 years commencing 1st March 2004

SERVICE & MAINTENANCE CHARGES - £2,503.18pa

GROUND RENT - £250pa

COUNCIL TAX BAND - F - £2366.27pa for the year of 2017/18





Approx. Gross Internal Floor Area 930 sq. ft / 86.40 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.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A buyer is advised to obtain verification from their solicitor or surveyor.





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