

14 Floyd Close, Tunbridge Wells





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Smart 1-Bedroom Apartment With Private Parking

Accommodation Summary

- Second floor apartment in contemporary block
 - One large double bedroom
 - Spacious living/dining room
 - Stylish kitchen
 - Private parking
 - Sought after St Johns location
- Less than a mile to mainline station
 - No onward chain



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With a popular sports centre literally a stone's throw from its front door and a short walk from the local vibrant coffee shops, town centre and mainline stations, this apartment is perfect for young professionals with commuting needs.

Set in a neat and contemporary purpose-built block screened from the road by leafy trees you will be immediately struck by its smart exterior.

A communal glazed door with covered canopy leads you up the stairs to its private front door that opens into a welcoming entrance hallway with two deep storage cupboards to keep it clutter free.

To the right is a fresh contemporary bathroom with shower over the bath, its side window bringing in lots of natural light.

Along the hallway the good sized bedroom continues the apartment's clean lines of white walls warmed by natural coloured carpeting.

Next door the living room has plenty of space for relaxing and entertaining and a square bay window recess offers the perfect place for a dining table and chairs.

Completing the apartment, the kitchen forms a U shape at the end of the living room. It has lots of work top space and a good selection of cupboards both top and bottom. With a fitted electric oven, 4 ring hob and extractor and space and plumbing for freestanding appliances it has everything you need for a wonderful cooking experience.

Ready to move into or rent, this great apartment would be perfect for professionals who need to commute and investors alike.

Glazed Communal Front Entrance Door which opens to:

Communal Entrance Hall with stairs leading to the first floor landing and further stairs to the second floor and the apartment's own:

Private Entrance Door opening onto:

Entrance Hall with radiator, loft hatch access and doors to:

Bathroom: side aspect opaque window, panel enclosed bath with wall mounted shower above, pedestal wash basin, low level WC, radiator, laminate flooring and part tiled walls.

Large storage cupboard with hanging rail.

Large storage cupboard with wooden shelving for linen.

Bedroom: 12'1 x 10'3` side aspect window with secondary glazing, and radiator.





Living/Dining Room: 13'3" x 9'7" side aspect square bay window with secondary glazing and rear aspect window with secondary glazing, radiator and opening to:

Kitchen: 9'7" x 6'10" side aspect double glazed window, integrated electric oven, 4 ring gas hob, pull out extractor hood, space for fridge/freezer, sink with drainer and space and plumbing for washing machine. The kitchen has a selection of cream eye and base level units topped with pale work surfaces, laminate flooring, a wall hung combination boiler, part tiled walls and radiator.

Outside: to the front of the property is an allocated off street parking space edged at the boundaries by mature hedging.

General:

Tenure: Leasehold

Length of lease: 108 years remaining

Service charge: £119.33 pcm

Local authority: Tunbridge Wells Borough Council

Council tax: Band B (£1,274.15)

EPC: C (76)

Managing agent: Hyde Housing Association Ltd

Name of freeholder: Hyde Housing Association Ltd

AREA INFORMATION: Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
76	76
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
79	79
England & Wales	
EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 450 SQ.FT. (41.8 SQ.M.)

