

119C St. Johns Road, Tunbridge Wells





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Elegant Impressive 2-Bedroom Apartment in Victorian Conversion

Accommodation Summary

- Split level second floor apartment
 - 2 bedrooms
 - Spacious living room
- Stylish kitchen/dining room
 - Modern bathroom
 - Period features
- Development opportunities
 - Share of the freehold
- Sought after St John's location
- One mile from Tunbridge Wells mainline station



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This beautifully presented apartment forms the top floor of a grand end of terrace Victorian house and is nestled in the heart of the popular St Johns area with its local park, shops, restaurants, sought after schools and excellent transport links.

The apartment's own front door opens onto a staircase which is flooded with light from a stunning roof dome at the top. The spacious hallway's bright neutral walls contrast beautifully with the warmth of the wooden hand rails topping the gleaming bannisters.

At the front of the apartment light pours into the large living room from the beautiful bay window overlooking the street. A mix of exposed brick and oak frame the wood burning stove adding immense character and warmth to the room inviting you to curl up in a deep sofa on cold winter nights.

Next door the second bedroom is a good sized light and airy room while a useful fitted storage cupboard sits in the hallway outside.

Returning to the hall you enter the kitchen on the left, bathed in light from the large window to the side which has plenty of space for a large dining table and chairs. The kitchen has everything you need with plenty of fitted cupboards and wooden counter surfaces, plumbing and space under the counter for a washing machine and dishwasher and a fantastic Stoves double range oven with 7 ring gas hob.

Down a set of mid stairs, the bathroom reflects light from its window across the honey coloured tiles and white classical fittings. A modern over bath shower creates a relaxing and contemporary feeling.

Completing the flat is a spacious charming master bedroom that delivers a feeling of comfort and warmth in abundance from its calming tones, handsome period fireplace and roof top views from its large window.

This apartment comes with the additional benefit of a large loft with planned development for extensive further bedroom space totalling 445sq ft.

This fantastic apartment would suit first time buyers, investors and professionals alike.

Covered entrance porch to opaque part glazed entrance door, which opens to:

Communal Reception Hall, with stairs to first floor landing leading to the flat's own front door opening into:

First Floor Entrance Hallway with space for furniture, coats and shoes, radiator and stairs up to mid-landing with doors opening into:

Master Bedroom: 19' 7 x 13' 3 side aspect double glazed window, built-in cupboard with internal shelving, handsome Victorian cast iron insert fireplace with tiled surround and hearth and radiators.

Bathroom: side aspect double glazed window, panel enclosed bath with mixer tap, wall mounted shower and folding glass shower screen, low level WC, pedestal wash hand basin with mixer tap, heated towel rail, part tiled walls and tiled flooring.





Mid stairs rising to:

Second Floor Entrance Hallway with large roof dome creating a light and airy space, wooden and painted bannisters, storage cupboard with internal shelving, wall access loft door and doors opening into:

Kitchen/Dining Room: 14' 10 x 12' 4 rear aspect double glazed window, range of eye and base level units with wooden topped counter surfaces, stainless steel bowl sink with mixer tap and drainer, under counter space and plumbing for washing machine and dishwasher, space for fridge/freezer, Stoves double range oven with 7 ring gas hob, extractor hood and stainless steel splashback, open recess in hearth, alcove fitted larder cupboard with internal shelving, alcove fitted cupboard with electricity for appliance and housing Worcester combination boiler and tiled splashbacks, tiled flooring and radiator.

Bedroom two: 9' 5 x 6' front aspect double glazed window, wooden effect laminate flooring and radiator.

Living room/dining room: 21' 3 x 13' 2 front aspect double glazed bay window with bespoke Plantation shutters, wooden effect laminate flooring, fireplace with exposed brick and wooden mantle with wood burning stove and radiator.

General:

Tenure: Share of Freehold/Leasehold

Length of lease: 996 years

Buildings Insurance: £133 pa

Local authority: Tunbridge Wells Borough Council

Council tax: Band B (£1,176)/ EPC: C (70)

DEVELOPMENT POTENTIAL Fully approved architectural drawings and structural calculations for 2 additional bedrooms, plus 1 en-suite, with paid for building controls transferable to the new owner.

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 very 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 St John's Church of England Primary 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, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as the St John's Recreational Ground, 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		
	70	72
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		
	66	67
England & Wales		
EU Directive 2002/91/EC		

1ST FLOOR

SPLIT LEVEL 2ND FLOOR

TOTAL APPROX. FLOOR AREA 871 SQ.FT. (80.9 SQ.M.)
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