

# Flat 7, 33 Woodbury Park Road, Tunbridge Wells





# Flat 7, 33 Woodbury Park Road, Tunbridge Wells TN4 9NQ

*Centrally Located 1-Bedroom First Floor Flat*

## **Accommodation Summary**

- Perfectly positioned
- 1 double bedroom
- Bright reception room with balcony
  - Stylish fitted kitchen
- Modern shower room
  - Allocated parking
  - Communal garden
- Less than a mile from mainline station



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Touchingly close to the town's restaurants, shops and cafes and within a short walk of mainline stations, this home is perfect for young professionals with commuting needs.

This stylish apartment is set to the rear of a beautiful detached Victorian conversion which itself sits screened from the road behind a tall hedge.

A well maintained gravelled area leads you upwards to the shared entrance and smart communal hall which is virtually private as it services only two of the apartments.

The apartment's own front door opens into a crisply painted hallway whose warm wooden effect flooring continues through to the living room opposite.

The living room is flooded with light from its dual aspect windows with the sliding glazed door opening onto the enclosed balcony overlooking the gardens below. It has plenty of room for comfy furniture and a table and chairs for dining while the balcony extends the living space in the warmer months.

The separate kitchen to the right is close enough to chat to friends and family as you prepare dinner. Plenty of white units topped with work surfaces are separated by space for appliances and an integrated electric oven. The window is cleverly placed above the sink enabling you to star gaze as you wash up.

Returning to the hallway, the shower room with a double walk in shower with rainwater shower head and additional hand-held shower attachment creates a relaxing and contemporary experience.

Outside to the rear is an allocated parking space and the communal garden which is laid mainly to lawn with mature shrubs and bushes at its perimeters provides perfect entertaining space in the warm summer months.

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

Communal Entrance Door, which opens to:

Communal Reception Hall: with large under stairs storage cupboard leading to the stairs up to the first floor and the flat's own front door opening into:

Entrance Hallway: with side aspect window, entry phone, wooden effect laminate flooring, space for coats and shoes and doors to:

**Bedroom:** 11'1 x 8'4 rear aspect window, wooden effect laminate flooring and radiator.





**Living/Dining Room:** 15'3 x 11'1 side aspect window, rear aspect sliding glazed doors leading onto balcony with views over the garden, wooden effect laminate flooring and radiators.

**Kitchen:** side aspect window, wooden effect laminate flooring, stainless steel sink with drainer and mixer tap over, integrated electric oven with 4 ring electric hob above with stainless steel extractor fan over, tiled splash back, space and plumbing for washing machine, space for fridge and wall hung Potterton combination boiler. The kitchen has plenty of worktop space and a good selection of white eye and base level units.

**Bathroom:** double walk in shower with rainwater shower head and hand held shower attachment, pedestal wash hand basin, low level WC, part tiled walls and tiled flooring, extractor fan and ceiling loft access hatch.

#### General:

Tenure: Leasehold

Length of lease: 93 years

Freeholder: Knolldowne Properties Ltd

Managing Agents: Austin Rees Managing Agents

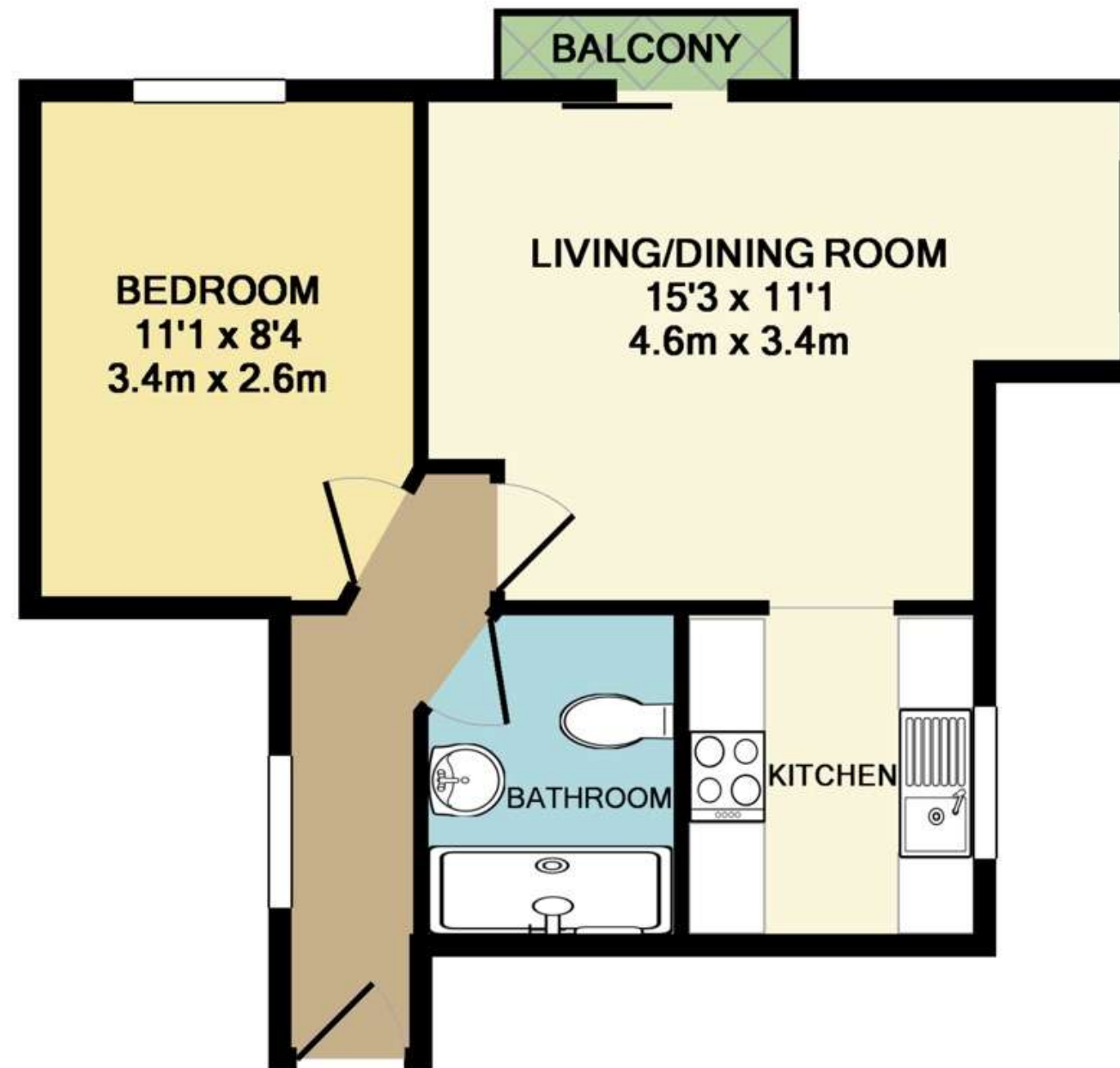
Service Charge: £952.62 pa

Ground Rent: £150 pa

Local authority: Tunbridge Wells Borough Council

Council tax: Band A (£1,087)

EPC: D (68)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 361 SQ.FT. (33.6 SQ.M.)  
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#### **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.





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