

# Top Floor Flat, 27 St James Road, Tunbridge Wells







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*Immaculate Bright 2-Bedroom Apartment*

## **Accommodation Summary**

- Period conversion 2nd floor apartment
  - Two double bedrooms
  - Living/dining room
  - Stylish kitchen
  - Modern bathroom
  - Private garden
  - Off street parking
  - Prime location
- Close to mainline station and town centre



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This immaculate apartment spans the entire second floor of an impressive semi-detached Victorian conversion which itself is set back from the road by an attractive front garden.

Entering through its own front door and climbing the carpeted stairs to a landing with doors running off it at every angle, a window to the side floods the space with light.

First on your right is the cosy living/dining room with its large window overlooking the street below. It has ample room for a deep sofa and a dining table and chairs and its gas effect fireplace adds character to the room and warmth in the colder months.

Opposite is the restful double master bedroom which enjoys plenty of natural light from its large window overlooking the gardens below.

The second bedroom at the far end of the hallway is also a good-sized light and airy room with a view of the garden and roof tops beyond.

Next door, the modern bathroom with its sophisticated tiles and shower over the bath create a relaxing and contemporary bathing experience.

The kitchen is bright with country style cabinetry and contrasting wooden effect work surfaces. It is finished to a modern standard with plenty of storage to be found and with room for appliances and a window bringing in natural light it is a cook's dream.

Outside there is an off-street parking space to the side whilst the apartment's private green garden, which is neatly placed at the rear, is laid mainly to lawn with fencing and mature shrubs, plants and trees at its perimeters providing perfect entertaining space in the warm summer months.

With its generous room proportions, proximity to the shops and fantastic commuter links on its doorstep, this apartment is a must see!

**Communal Entrance Door, which opens to:**

**Communal Reception Hall:** with stairs to the first floor leading to the flat's own opaque part glazed front door which opens to space for coats and shoes and carpeted stairs rising to the second floor and:

**Entrance Hall with side aspect window, radiator and doors opening into:**

**Living Room/Dining Room:** 13'6" x 11'10" front aspect window overlooking the street, fireplace with painted wooden mantel, tiled hearth and gas effect fire insert with back boiler behind and radiator.

**Bedroom 1:** 11'9" x 10'6" rear aspect window overlooking the garden and radiator.







**Bedroom 2:** 11'9" x 10'6" rear aspect window overlooking the garden, fitted cupboard and radiator.

**Kitchen:** 11'10" x 7'7" front aspect window, stainless steel sink with mixer tap over, integrated Bosch electric oven with 4 ring electric hob above, wall mounted stainless steel extractor fan, space and plumbing for dishwasher, space and electricity for fridge/freezer and plumbing and space for washing machine. The kitchen has plenty of wooden effect work top space, grey tiled splashback, wooden effect laminate flooring and a selection of eye and base level country style units with open shelving and wine rack.

**Bathroom:** panel enclosed bath with mixer tap and held hand shower attachment, wall mounted Mira electric shower fitting, glass shower bath screen, slimline vanity unit with wash hand basin with mixer tap over and cupboard under, part tiled walls, low level WC, tile effect laminate flooring, extractor fan and ceiling loft access hatch.

**Outside:** to the side of the property is the apartment's parking space whilst beyond the side wooden fence and gate and to the rear is the apartment's private and enclosed garden. It is mainly laid to lawn with a wooden perimeter fence on the right side and at the rear, with a brick

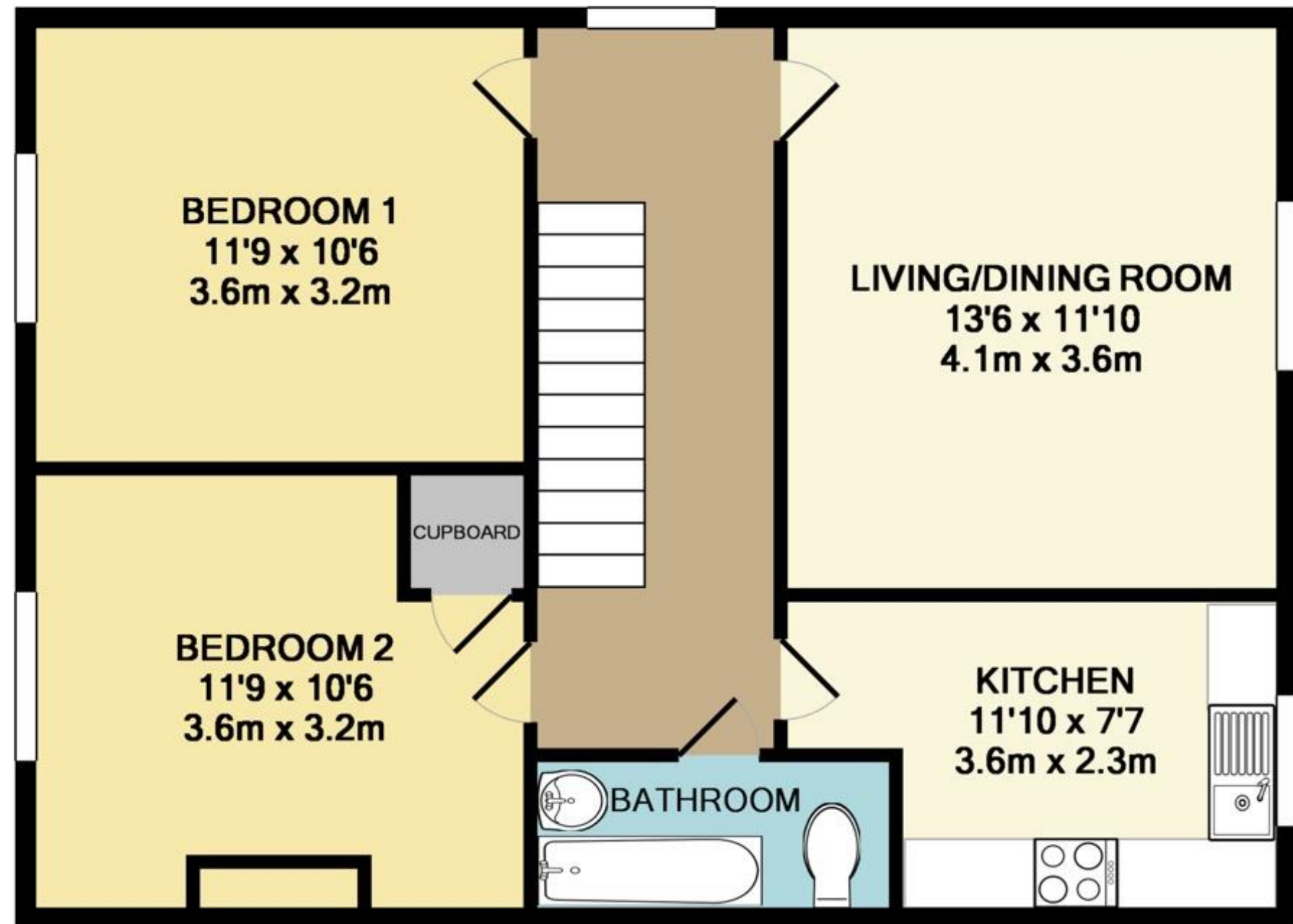
wall at the left hand perimeter. There are two wooden sheds to the left accessed across a hard surface area with space for a table and chairs. There are mature shrubs, plants, trees and flowers at all perimeters.

**General:**

- Tenure: Leasehold
- Length of lease: 147 years remaining
- Local authority: Tunbridge Wells Borough Council
- Ground Rent: None
- Service Charge: £1,000.00 p/a
- Managing Agent: Oakfield
- Freeholder: Philip Etienne Dublon
- Council tax: Band C (£1,519.00)
- EPC: E (41)







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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		41	60
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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		35	54
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)  
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**AREA INFORMATION:** Tunbridge Wells, Kent

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 commuter's 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.





