

Flat C2, Park House, Park Road, Tunbridge Wells





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Centrally Located 1-Bedroom First Floor Conversion Apartment

Accommodation Summary

- First floor period conversion apartment
 - Open plan living/dining room
 - Stylish kitchen
 - Double bedroom
 - Modern bathroom
 - Off road parking space
- Less than a mile to mainline station
 - Share of the freehold
 - No Chain
- Investment opportunity



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This stylish apartment is set to the back of a handsome semi-detached period conversion which sits on a sought after residential road.

It is 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.

The apartment's own front door opens into the spacious living/dining room which is flooded with light from its large sash window framing a leafy view. There is plenty of space for a sofa and dining table and chairs and an electric fire adds warmth in the colder months.

The well separated kitchen area to the rear enables you to chat to friends and family as you prepare dinner. Plenty of white gloss units topped with dark contrasting work surfaces are separated by the integrated appliances whilst the window is cleverly placed near the sink enabling you to star gaze as you wash up.

Behind is the bathroom with a modern over bath shower and heated towel rail which creates a relaxing and contemporary bathing experience.

Completing the apartment is the double bedroom which is a good sized light and airy room with a fitted double wardrobe and cupboards for all your storage needs.

Outside to the rear there is an off street parking space.

This fantastic apartment would suit first time buyers, investors and professionals alike. A must see!

Communal Front Entrance Door, which opens to:

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

Kitchen/Living/Dining Room: 14'6 x 18 rear aspect sash window overlooking the off street parking area, electric storage heater, wall hung electric fire and opening into:

Kitchen: side aspect sash window, wooden effect laminate flooring, stainless steel sink with drainer and mixer tap over, integrated electric oven with 4 ring electric induction hob above with stainless steel splashback and stainless steel and glass extractor fan over, space for fridge/freezer, space and plumbing for washing machine and wine rack. The kitchen has plenty of worktop space and a good selection of white gloss base level units.

Bathroom: with panel enclosed bath with mixer tap, wall mounted shower Bristan shower fitting and folding glass shower bath screen, pedestal wash hand basin with mixer tap over, low level WC, heated towel rail, part tiled walls and tiled flooring, extractor fan and airing cupboard housing water cylinder and fuse box.

Bedroom: 8'6 x 13'9 rear aspect sash window, fitted open shelves, electric storage heater and fitted double wardrobe with hanging rail and cupboards over and under.





General:

Tenure: Share of Freehold

Lease: 961 years remaining

Local authority: Tunbridge Wells Borough Council

Service Charge/Ground Rent: £900.00 P/A

Managing Agent: Alexandre Boyes Management Ltd

Council tax: Band B (£1,176.00)

EPC: D (55)

AREA INFORMATION: TUNBRIDGE WELLS

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 St Johns 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 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.



