

120A St. Johns Road, Tunbridge Wells









# 120A St. Johns Road, Tunbridge Wells TN4 9PH

*Elegant Spacious 1-Bedroom period Conversion Apartment*

## **Accommodation Summary**

- Ground floor period conversion apartment
  - 1 double bedroom
  - Period features
- Elegant living room with high ceiling
  - Hallway/Dining Room
- Kitchen/Breakfast Room
  - Bathroom
  - Cellar
- Off street parking
- Long lease



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

[natalie@flyingfishproperties.co.uk](mailto:natalie@flyingfishproperties.co.uk)

[www.flyingfishproperties.co.uk](http://www.flyingfishproperties.co.uk)



Screened by hedging and set back from the road by an off-street driveway, this impressive double fronted detached Victorian property stands proud in its sought-after St John's setting.

Its smart Victorian red brick exterior contrasts beautifully with its black and white bays and gables drawing you up to its vestibule porch. Wooden panelled walls and tiled flooring give a nod to the apartment's grand Victorian heritage and features, while there is ample space for muddy boots too.

Beyond, the simply beautiful entrance door opens into the wide hallway, its neutral décor glistening with colours from the stained-glass window panels. It is a generous space and easily doubles as a dining room. Steps at the rear lead down to a useful cellar with plenty of room for storage.

First on the left is the large elegant living room with light flooding in from its handsome bay window. A beautiful period marble fireplace frames the chimney breast adding immense character and warmth to the room inviting you to curl up in deep sofas on cold winter nights.

The beautiful double bedroom opposite is spacious and light with its own large bay window and period fireplace creating a sense of opulence and romance.

Along the hallway is a separate cloakroom and a luxurious bathroom with a freestanding roll top bath and a corner shower cubicle with rainwater shower head which create a relaxing and tranquil bathing experience.

Returning to the hall you enter the kitchen at the far end with an abundance of cream coloured units, some glazed, and warm wooden work tops bathed in light from its large window placed above the deep butler sink. The kitchen has everything you need with plumbing and space under the counter for a washing machine and space for a fridge/freezer and range cooker. There is also an integrated dishwasher and plenty of room for a table and chairs.

This beautiful apartment benefits from off street parking and it is also conveniently located in a sought-after residential area with first rate schools, commuter links, eateries and shops on its doorstep. A must see!

**Part opaque glazed vestibule porch with wooden panelled walls, tiled flooring, plenty of space for coats, shoes and muddy boots and part opaque stained-glass entrance door which opens to:**

**Entrance Hall/Dining Room:** 23' 11" x 8' 10" with front aspect opaque stained-glass windows, storage cupboard with shelving and lighting, radiator with decorative painted wooden radiator cover, space for dining table and chairs and doors to:







**Living room:** 18'1" x 13'9" front aspect bay window with secondary glazing flooding the spacious room with light, period marble decorative fireplace with Victorian tiled surround and marble hearth and cast-iron fire basket, wall lights and radiators.

**Bedroom:** 18'1" x 13'9" front aspect bay window with secondary glazing, opaque side aspect window with opaque stained-glass detail above, period cast iron fireplace with Victorian tiled surround and hearth and radiators.

**Bathroom:** 9'10" x 8'10" side aspect part opaque windows, freestanding roll top bath, corner shower cubicle with rainwater shower head, wall hung wash hand basin, soft close fitted cupboard with internal shelving, two heated towel rails, wooden effect laminate flooring and extractor fan.

**Cloakroom:** side aspect part opaque window, wooden effect laminate flooring, wall hung wash hand basin, low level WC, mid height wall panelling and radiator with decorative painted wooden radiator cover.

**Kitchen/Breakfast Room:** 13'5" x 11'10" side aspect opaque window, range of cream painted wooden wall and base level units, part glazed

with an open plate rack, ceramic butler sink with mixer tap, wooden beech counter tops, integrated dishwasher, space and plumbing for under counter washing machine, space for range oven, extractor hood, space for fridge/freezer, space for table and chairs, wall mounted Worcester combination boiler in cupboard, tile effect laminate flooring and radiator with decorative painted wooden radiator cover.

**Cellar:** 6'7" x 4'11" with lighting and electricity and steps down to a storage space with shelving.

**Outside:** Hard surface parking space, front and side perimeter hedging and flower beds stocked with mature plants and decorative stones.

**General:**

Tenure: Leasehold

Length of Lease: 954 years

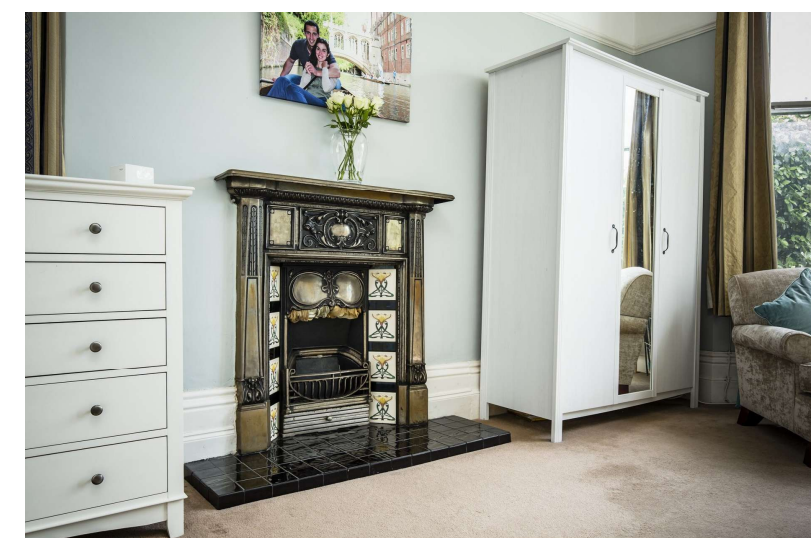
Managing Agent: Robert Atwood

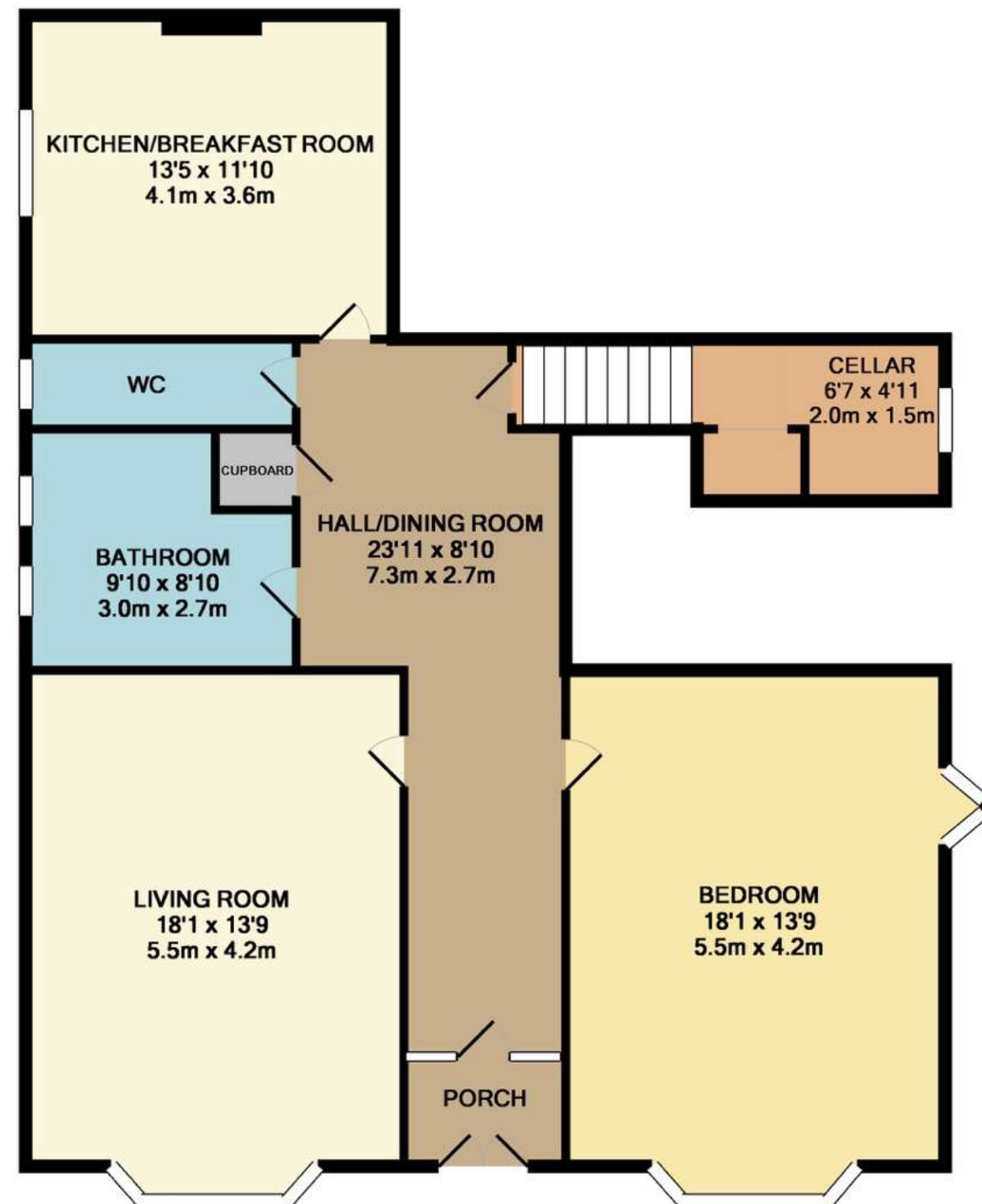
Service Charge: £1,732 P/A & Ground Rent: £15 P/A

EPC: C (74)

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,716.70)





TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.0 SQ.M.)  
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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		
	74	81
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		
	72	82
England & Wales		
EU Directive 2002/91/EC		





### 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 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.



