

Flat 4 Beaumont House, 56 Mount Ephraim, Tunbridge Wells





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Stunning Split Level 1-Bedroom Victorian Conversion Apartment

Accommodation Summary

- Split level lower ground and first floor conversion apartment
 - Double bedroom
 - Modern en-suite bathroom
 - Elegant living/dining room
- Contemporary open plan kitchen
 - Newly renovated
 - Central location
- 0.5 miles walk to mainline station
 - Chain free
 - Long lease



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This newly renovated apartment forms part of a handsome Victorian semi-detached house sat on the sought-after Mount Ephraim, a stone's throw from the bustling town centre's restaurants, shops and cafes.

It is bright and spacious and has been decorated to an impeccable standard with its neutral Farrow and Ball palette, wooden flooring and cream carpets flowing throughout the property creating a tranquil space.

A communal entrance hall of grand proportions leads you down to an enclosed shared lobby and the apartment's private entrance door.

Stepping inside the immaculate hallway, the owner's ability to beautifully blend modern finishes with traditional features is immediately apparent. The warmth of the wooden parquet flooring contrasts beautifully with the neutral wall colours.

First on the left is the large double bedroom, its front bay window flooding the room with light. A pretty period fireplace and graceful proportions give the room a very tranquil feeling.

Next door, a modern en-suite bathroom with contemporary tiles and stylish sanitaryware adds to the feeling of luxury.

Returning to the hallway and climbing the stairs you reach the stunning kitchen/living/dining room. The room is classically beautiful with high ceilings and period detail. Light pours into the room from the generous bay window with warm wooden parquet flooring and an elegant Victorian marble fireplace adding character and charm. The stylish and stream lined kitchen is well designed with plenty of cabinetry topped off with wooden work tops with a breakfast bar perfect for your morning coffee. Integrated appliances such as the Bosch dishwasher, Hotpoint washing machine, fridge/freezer, Bosch oven and halogen hob make it a cook's dream.

This is a home that has been sympathetically renovated and modernised by the current owners to create a level of luxury that you can move straight in and enjoy. It is also in a fantastic location, close to the shops and the mainline station. A must see!

Part glazed communal entrance door into internal lobby with telecom system and part glazed door into:

Communal Entrance Hall: with storage cupboards housing meters and stairs down to door giving access to:

Shared Lobby: wooden parquet flooring and the apartment's own private entrance door, which opens to:

Entrance Hall: storage cupboard housing water tank, entry phone, wooden parquet flooring and door opening into:



Bedroom: 15'1 x 13'4 front aspect double glazed bay window, wall hung electric storage heater, feature period fireplace with painted decorative mantle, tiled surround, cast iron insert and door opening into:

En-suite Bathroom: tiled walls and flooring, low level WC, heated towel rail, pedestal wash hand basin with mixer tap, wall mounted back lit mirror, tiled panel enclosed bath with glass shower screen, wall mounted shower attachment with rainwater shower head and hand-held shower attachment.

Kitchen/Dining/Living Room: 21'3 x 13'4 front aspect double glazed bay window, wooden parquet flooring, fireplace with marble mantle and wall hung electric storage heater. There is open access to the kitchen at the rear with tiled splashback, sink with drainer and mixer tap over, integrated Bosch dishwasher, integrated Bosch oven with 4 ring halogen hob above, stainless steel extractor fan, under counter fridge/freezer and integrated Hotpoint washing machine. The kitchen has plenty of wooden worktop space with breakfast bar overhang seating for bar stools and a good selection of eye and base level units with open wall shelving.

General:

Tenure: Leasehold

Length of lease: 986 years remaining

Local authority: Tunbridge Wells Borough Council

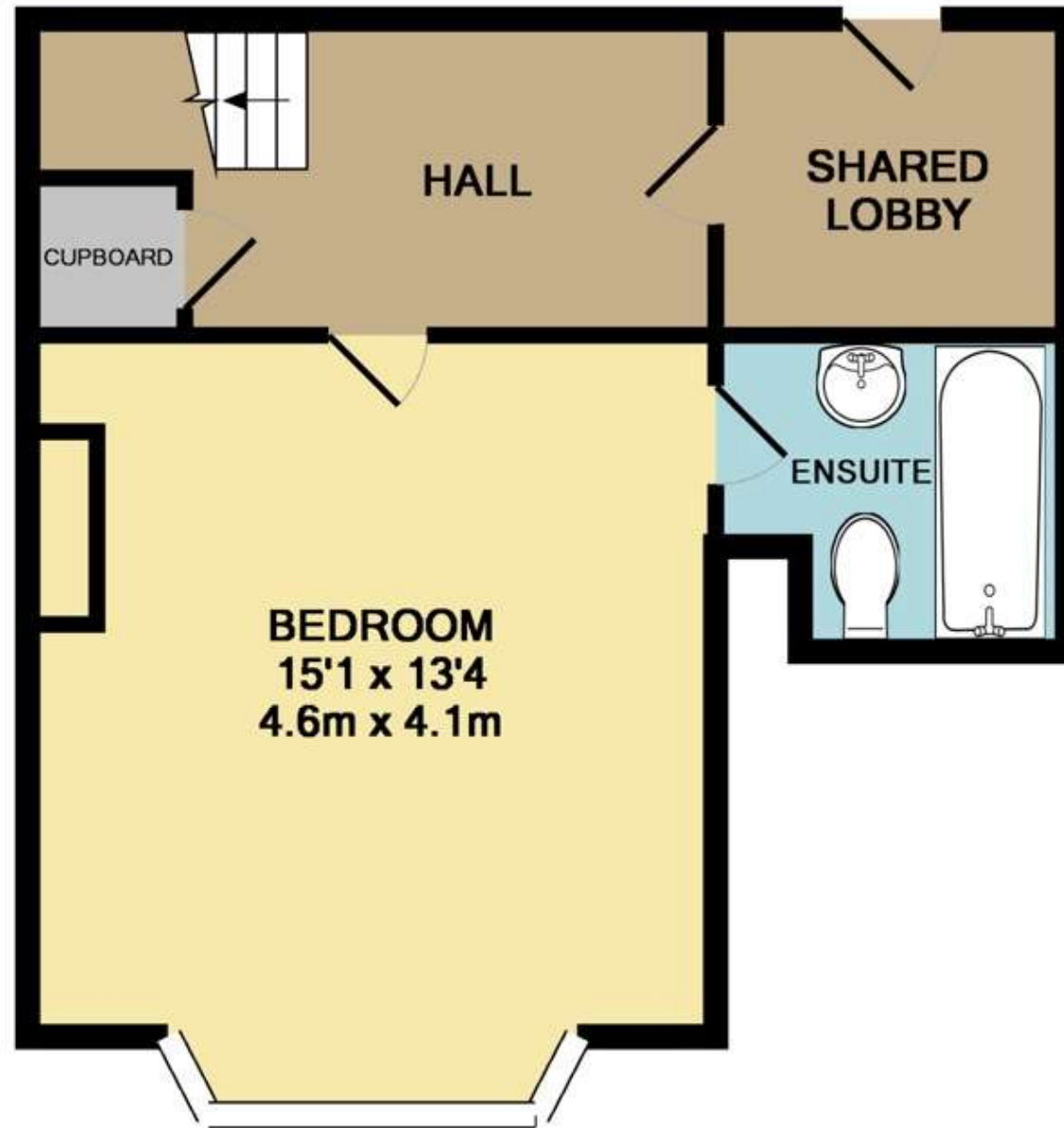
Service Charge: £765.00 payable in two instalments

Managing Agent: Alexander Boyes

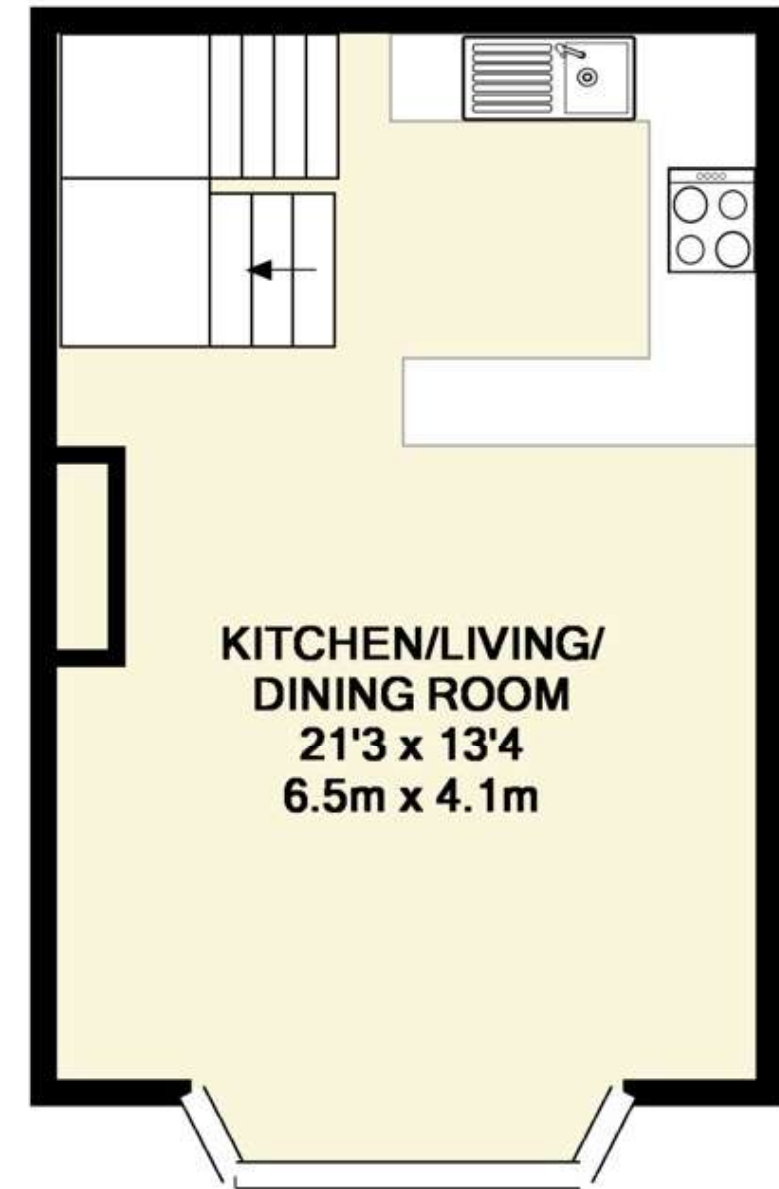
Council tax: Band C (£1,519.00)

EPC: C (70)

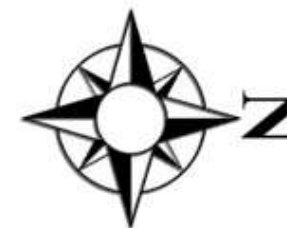




GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 SQ.M.)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		63	64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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 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.



