

Flat A Vale Towers, 58 London Road, Tunbridge Wells





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Elegant Spacious 3-Bedroom Apartment in Historic Building

Accommodation Summary

- First floor apartment (1,808 square feet)
 - 3 bedrooms, 1 en-suite
 - 2 reception rooms
 - Stylish kitchen
 - Modern bathroom
- Spacious inner hall and period features
 - Terrace and communal gardens
 - Private entrance
- Share of freehold and management
- 0.4 mile distance from mainline station



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This elegant apartment spans the entire first floor of an impressive period conversion, which forms part of a Victorian property that dates back to the 1840s. It has an historical claret plaque and its origins began as a private school, which adds to the sense of character and charm.

Set back from the road by an expanse of grass with the green common opposite and the popular Pantiles cafes, shops and bridge club nearby, this home enjoys the best of both worlds. It is also a short walk from the mainline station with links into central London.

A set of stone steps lead up to the apartment's private entrance door which opens into a useful lobby with plenty of space for coats and muddy boots.

An inner lobby behind leads into a graceful entrance hallway whose elegant décor and generous proportions give a nod to the building's Victorian heritage and features. It stretches the length of the apartment, widening towards the back to offer space for a study area.

First on the right is the magnificent drawing room, which is flooded with light from its large west facing double glazed front aspect windows. It is an impressive size with high ceilings and period detailing and a new glass enclosed gas fire, within a marble fireplace, adds warmth in the colder months.

To the rear is the kitchen which is streamlined and well equipped as you would expect from a home of this quality. Light bounces off the wooden flooring while the warm wooden counter tops contrast beautifully with the cream cupboards. A rear glazed door leads out onto the sunny east facing paved courtyard where there is ample space for a table and chairs.

Next door is the elegant dining room, conveniently placed next to the kitchen, whose high ceiling, windows and period fireplace add lots of character for a delightful dining experience.

Along the hallway are two bedrooms, one currently set up as a home office, and one a generous double that easily fits a large four poster bed.

The graceful master bedroom with an impressive wall of fitted wardrobes and a handsome south facing bay window is a wonderful space. It has a useful lobby area which leads to its en-suite with walk in shower cubicle.

A bathroom with a shower over its bath and double aspect windows that bring in lots of natural light completes the apartment.

With high ceilings, spacious rooms, period features and central location this home is a perfect investment purchase and would suit first time buyers, investors and professionals alike. A must see!





Stone steps up to the apartment's private entrance door, which opens to:

Lobby: front and side aspect windows, tiled flooring and door which opens into:

Inner Lobby: side aspect windows, radiator and door opening into:

Entrance Hall: side aspect window, radiators, storage cupboard and doors opening into:

Drawing Room: 22' x 14'9 front aspect west facing double glazed windows, marble fireplace with new glass enclosed gas effect fire and tiled hearth and radiators.

Kitchen: 7'11 x 17'1 rear and side aspect windows, rear aspect opaque glazed door, wooden worktop space and a good selection of cream eye and base level painted wooden units, part glazed, fitted Bosch double oven, fitted additional oven, 4 ring induction hob, space for fridge/freezer, space and plumbing for dishwasher and washing machine, double butler sink with mixer tap, wooden flooring, tiled splash back and radiator.

Dining Room: 22'8 x 10'10 rear aspect windows, fireplace with gas effect wood burning stove and tiled hearth and radiator.

Bedroom 2: 9'6 x 15'1 side aspect window, part mid height wood panelled wall and radiator.

Bedroom 1/Master Bedroom: 18'1 x 14'5 side aspect south facing bay window, wall of fitted wardrobes with cupboards above, part mid height wood panelled walls, radiator and door opening into:

En-suite: side aspect opaque window, shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, airing cupboard housing the water cylinder with shelving for linen, part tiled walls and tiled flooring.

Bathroom: side and front aspect opaque windows, tiled panel enclosed bath with mixer tap and wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, radiator, part tiled walls and tiled flooring.

Bedroom 3/Study: 11'10 x 10'6 front aspect west facing window with door opening and secondary glazing, fireplace with new electric effect wood burning stove and radiator.


Outside: to the front of the property is a low stone wall with a mature stocked flower bed behind. A wrought iron gate opens onto stone steps that lead up to the apartment's private entrance door. To the rear is a communal garden of lawn and paved terraces, with an allocated area for the apartment which has plenty of room for a table and chairs.



GROUND FLOOR 168 sq. m.
(1808.34 sq. ft.)




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	58
(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			
(63-80) C			
(55-58) D			
(39-54) E		50	51
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

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TOTAL FLOOR AREA : 168.00 sq. m. (1808.34 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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General:

Tenure: Share of Freehold (property managed by freeholders)

Length of Lease: 996 years approximately

Service Charge/Ground Rent: £800.00 P/A

Buildings Insurance: £400.00 P/A

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,805.00)

EPC: D (57)



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, Calverley 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.

