

Flat 3, Vale Towers , 58 London Road, Tunbridge Wells





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Stylish Contemporary 2-Bedroom Apartment in Historic Building

Accommodation Summary

- First floor apartment
- 2 bedrooms, 1 en-suite
- Spacious living/dining room
- Stylish kitchen/breakfast room
 - Modern bathroom
 - Communal hallway
- High ceilings and period features
 - Communal garden
 - Central location
- 0.4 mile distance from mainline station



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This elegant apartment, sits on the 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 and shops 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 paved pathway flanked by mature stocked flower beds leads you up to its impressive communal doorway which opens into an entrance hallway with wonderful Victorian features.

Stairs lead up to the first floor and the apartment's private entrance door. Stepping into the entrance hallway, the elegant décor and generous proportions are echoed throughout the property.

Straight ahead, light pours into the spacious living/dining room through its large bay window which offers leafy garden views and dapples the maple wooden flooring with sunlight. It is an exceptionally welcoming space with ample room for relaxing and entertaining in and a brick enclosed fireplace adds character and warmth in the colder months.

Conveniently placed next door is the kitchen/breakfast room. White glossy cabinets contrast beautifully with its dark counter tops and black and white chequered flooring. There is a fitted Zanussi oven, room for additional appliances and space for a breakfast bar or small table to sit and enjoy a cup of coffee at.

Returning to the hallway, the master bedroom is first on the right with an impressively large window bathing the room in light. A wall of fitted wardrobes, a modern en-suite shower room and graceful proportions give a very tranquil feeling.

Next door is the second bedroom which is a very generous double.

A stylish bathroom adds to the feeling of luxury that the apartment certainly delivers on. It has a shower over its bath, contemporary tiling and a high window bringing in lots of natural light.

Beautifully finished 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!





Part glazed communal entrance door, which opens to:

Communal Entrance Hall: upholstered bench seat with cupboards under, mid height wooden wall panelling, post boxes, cupboard housing meters, hallway and stairs leading up to the first floor and a communal garden access door and the apartment's own private front door opening into:

Entrance Hall: wooden flooring, storage cupboard housing the water cylinder with shelving for linen, radiator and doors opening into:

Living/Dining Room: 19'8 x 19'4 side aspect bay window, brick enclosed fireplace with tiled hearth, maple wooden flooring, radiators and door opening into:

Kitchen/Breakfast Room: 12'2 x 10'2 side aspect window, counter tops and a good selection of white eye and base level units, fitted Zanussi oven, 4 ring gas hob, stainless steel Zanussi extractor, space for fridge/freezer, space and plumbing for dishwasher and washing machine, stainless steel sink with drainer and mixer tap, tile effect laminate flooring, tiled splash back and radiator.

Bedroom 1/Master Bedroom: 10'10 x 14'9 side aspect window, wall of fitted wardrobes with hanging rails, shelving and cupboards over, fitted dressing table and drawers, cupboards above, radiator and door opening into:

En-suite: side aspect part opaque window, shower enclosure with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, wooden effect laminate flooring and radiator.

Bedroom 2: 10'10 x 14'9 rear aspect window and radiator.

Bathroom: rear aspect opaque window, tiled panel enclosed bath with wall mounted shower attachment and glazed hinged shower screen, pedestal wash hand basin with mixer tap, low level WC, radiator, part tiled walls, tiled flooring, ceiling loft access hatch and traditional heated towel rail radiator.

Outside: To the front of the property is a low stone wall with a mature stocked flower bed behind. A wrought iron fence sits to the right perimeter with a paved pathway leading up to the communal entrance door. To the rear is a communal garden with paved terracing, an area of lawn, pretty stocked flower beds and a pond.

General:

Tenure: Share of Freehold

Length of Lease: TBC

Service Charge: £800.00 P/A

Buildings Insurance: £249.00 P/A

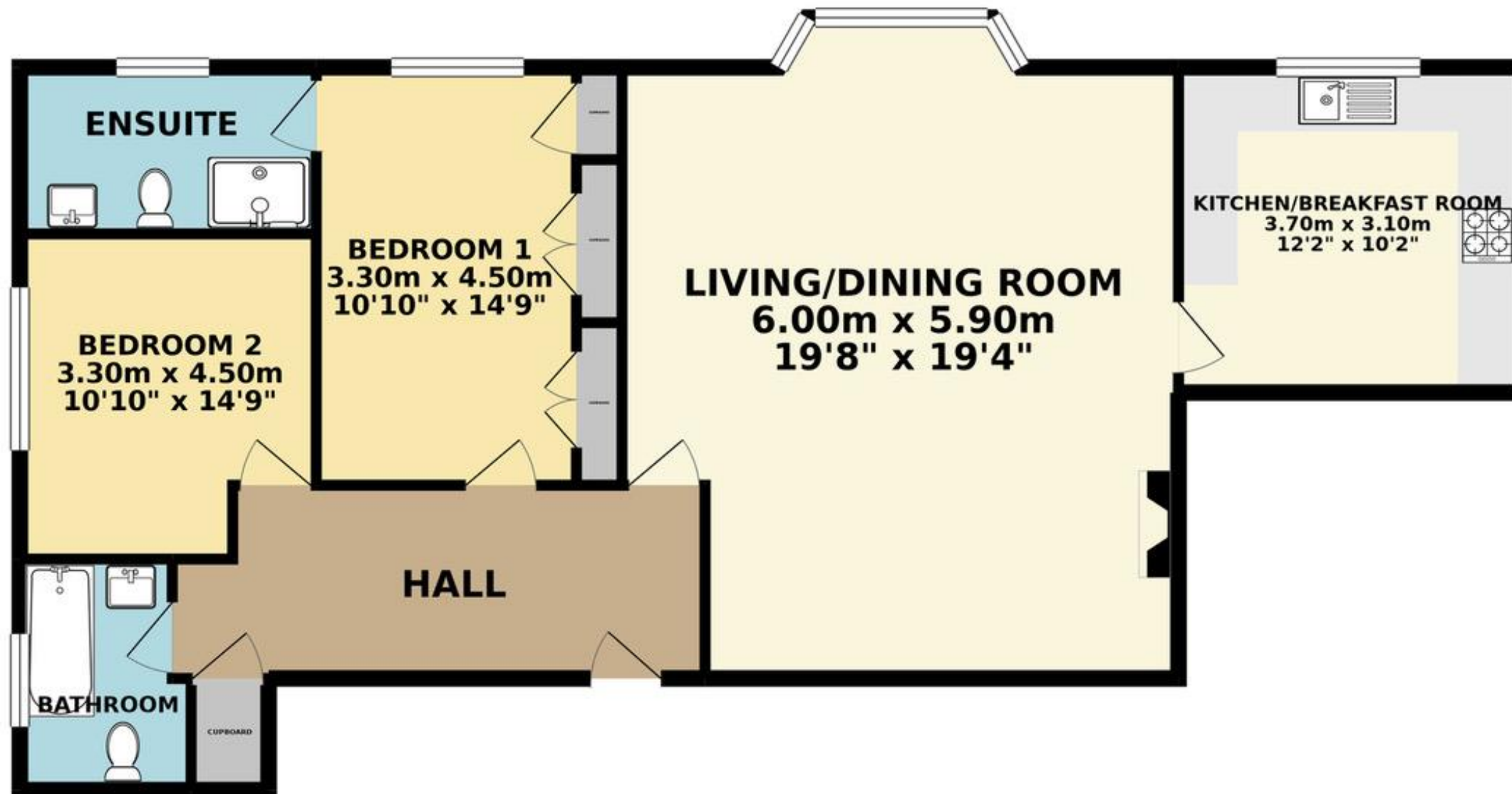
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,805.00)

EPC: D (64)



GROUND FLOOR 95.7 sq. m. (1030.11 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	62	79
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 95.70 sq. m. (1030.11 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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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, 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.



