

# Flat 27, St. Philips Court, Tunbridge Wells







# Flat 27, St. Philips Court, Sandhurst Road, Tunbridge Wells TN2 3SW

*Bright Spacious 2-Bed Retirement Apartment With Amenities*

## **Accommodation Summary**

- Over 60s age restriction building
  - 1st floor apartment
    - 2 bedrooms
  - Living/dining room
    - Kitchen
  - Shower Room
    - Balcony
- Resident house manager, lounge and guest suite
  - Lift
- Communal gardens and parking



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Set in a neat and contemporary purpose-built block screened from the road by well stocked flower beds and leafy trees, you will be immediately struck by its smart exterior.

A hard surface driveway with parking for several cars sits in front of the building, with a glazed communal entrance welcoming you into a bobby with lift facilities.

There is an on-site house manager, a residents' lounge for socialising and even a guest suite for family and friends to visit.

The apartment's own entrance door opens into a wide hallway with three fitted cupboards to keep the space clutter free.

Straight ahead is bedroom one which is a generous double with fitted wall cupboards and a large window bringing in lots of natural light.

Next door, bedroom two is currently set up as a home office.

Opposite is the shower room and separate cloakroom.

At the far end is the living/dining room with sliding glass doors that open onto the sit on balcony, extending the living space in the warmer months. It has plenty of room for a sofa and a table and chairs and opens into the kitchen.

The well separated kitchen area forms an open U space at the far end of the living room enabling you to chat to friends and family as you prepare dinner. Plenty of units topped with wooden effect work surfaces are separated by room for appliances.

This popular retirement building is close to Dunorlan and Grosvenor & Hilbert parks, is a short walk from the mainline station and within easy reach of the town centre. A must see!

**Glazed Communal Entrance Door which opens into:**

**Communal Entrance Hall with access to the residents lounge area and communal garden beyond, lift and stairs leading to the first floor landing and the apartment's own:**

**Private Entrance Door opening into:**

**Entrance Hall:** entry phone system, mirrored sliding door fitted wardrobe, built in storage cupboard housing the electricity fuseboard and meter, built in airing cupboard housing the water cylinder with shelving for linen, storage heater in decorative wooden cover and door opening into:

**Bedroom 1:** 8'10 x 10'8 side aspect double glazed window, fitted wall cupboards and storage heater.





**Bedroom 2:** 6'10 x 10'8 side aspect double glazed window and storage heater in decorative wooden cover.

**Cloakroom:** low level WC, wall hung wash hand basin, part tiled walls and tiled flooring.

**Shower Room:** shower cubicle with wall mounted shower attachment, pedestal wash hand basin, tiled walls and flooring.

**Living/Dining Room:** 12'7 10'8 side aspect sliding door glazed doors, storage heater in decorative wooden cover and opening into:

**Kitchen:** 8'11 x 8'5 opaque glazed window, range of eye and base level units, wooden effect work surfaces, stainless steel sink unit with drainer, tiled splash back, space for oven, space for fridge/freezer, space and plumbing for washing machine, extractor fan and vinyl flooring.

**Outside:** there are communal gardens with stocked flower beds, an expanse of lawn and a paved terrace area for seating. There are also resident and guest parking spaces.

#### **General:**

Tenure: Leasehold

Length of lease: 90 years remaining

Freeholder: Sanctuary

Management company: Retirement Lease Housing Association

Service charge and ground rent: £210.50 PCM

Local authority: Tunbridge Wells Borough Council

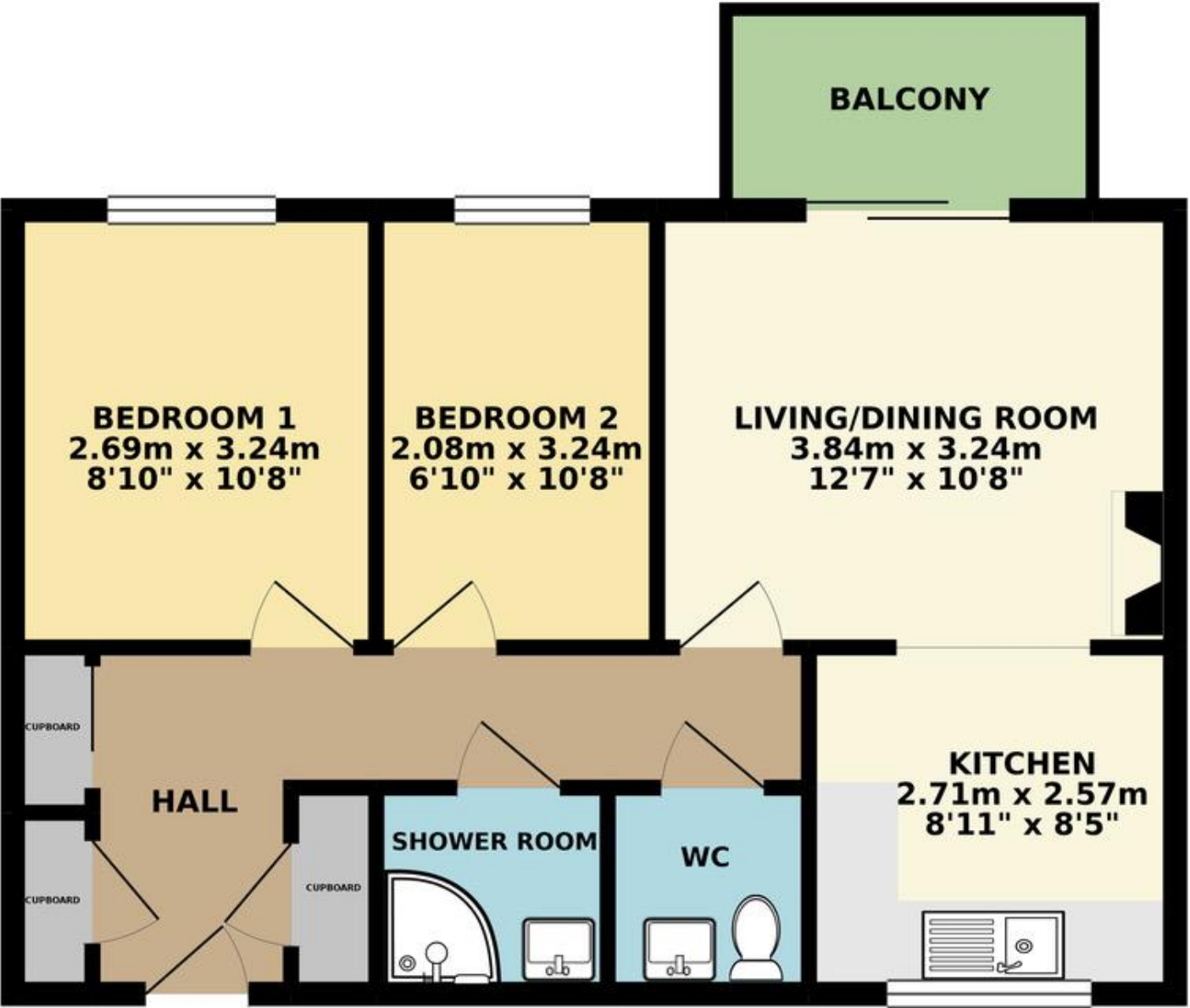
Council tax: Band C (£1,604.00)

EPC: B (85)





GROUND FLOOR 47.83 sq. m.  
( 514.84 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		
85		86
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
77		97
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 47.83 sq. m. ( 514.84 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. There is also a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M& S Home and John Lewis.

Excellent local primary schools such as St Matthew's and St John's Primary Schools sit alongside the highly regarded and sought-after girls' and boys' grammar schools. With several 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. There is also the Knights Park Leisure Centre close by with a cinema, gym and bowling alley in its complex.

With its two stations, High Brooms which is only 1.5 miles from the house and Tunbridge Wells, 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.





