

29 Shrublands Court, Sandrock Road, Tunbridge Wells





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Perfectly Positioned 3-Bed Apartment With Garage

Accommodation Summary

- Second floor apartment in contemporary block, no onward chain
 - 3 bedrooms
 - Spacious living/dining room
 - Kitchen
 - Bathroom
 - Cloakroom
 - Large communal garden
 - Garage and parking
 - Central location
- 1.1 miles distance from mainline station



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This spacious apartment sits on the second floor of a neat and contemporary purpose-built block which itself is set back from the road by a driveway and leafy green garden.

A glazed communal door leads you up the stairs to the apartment's private front door that opens into a welcoming entrance hallway, with storage cupboards to keep it clutter free.

First on the right is the spacious living/dining room which has ample room for a deep sofa and a dining table and chairs making it the perfect space to relax or entertain in. It is flooded with light from its window overlooking the gardens and enjoys great roof top views beyond. Its warm wooden parquet flooring adds character and charm.

Opposite is the bright kitchen which has plenty of work top space which contrasts beautifully with the white cupboards both top and bottom. With an electric oven, fridge, dishwasher and washing machine it has everything you need for a wonderful cooking experience.

Along the hallway is the fresh bathroom with shower over the bath and the separate cloakroom, conveniently placed beside.

Next door the second bedroom is a good-sized double with a large window and a fitted cupboard.

Behind is the master bedroom which is also a generous sized double. It enjoys plenty of natural light and garden views from its dual aspect windows.

The third bedroom completes the apartment which is also light and airy with a rear aspect window.

Outside there is a large communal garden laid mainly to lawn and a garage with parking in a block behind.

This apartment is superbly located being a short walk from the town centre, the popular St James Church of England Primary School and the mainline station. It is also close to local parks, country walks and open farmland.

With its generous room proportions and fantastic location, this apartment is a must see!





Glazed Communal Entrance Door which opens into:

Communal Hallway: with stairs to the first floor and second floor landing with a fitted wall storage cupboard and leading to:

Private Entrance Door which opens into:

Entrance Hall: wooden effect flooring, electric wall hung heater, ceiling loft access hatch, storage cupboard housing the water cylinder with shelving for linen, storage cupboard with hanging rail and shelf, storage cupboard housing a meter and doors opening into:

Living Room/Dining Room: 18'1 by 11'7 rear aspect double glazed window, wall mounted electric heater and wooden parquet flooring.

Kitchen: 9'9 x 8'4 front aspect double glazed window, wooden effect flooring, stainless steel sink with drainer and mixer tap, electric oven, pull out extractor hood, fridge, dishwasher and washing machine. The kitchen has plenty of worktop space and a selection of eye and base level units.

Bathroom: front aspect double glazed window, panel enclosed bath with wall mounted shower attachment and glass shower screen, pedestal wash hand basin with mixer tap, tiled walls and wooden effect flooring.

Cloakroom: front aspect double glazed window, low level WC, wooden effect flooring and part tiled walls.

Bedroom 2: 9'9 x 10'11 front aspect double glazed window, fitted double cupboard with shelving and electric wall hung heater.

Bedroom 1: 15'2 x 10'11 rear and side aspect double glazed windows, two sets of freestanding wardrobes, wooden effect flooring and electric wall hung heater.

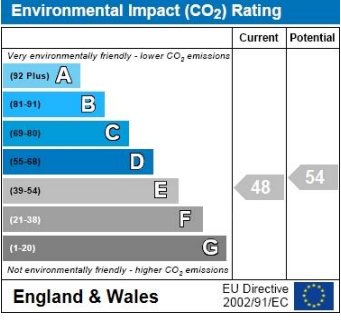
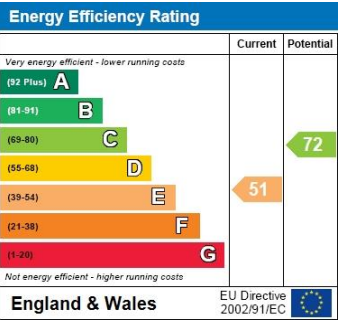
Bedroom 3: 11'7 x 7'10 rear aspect double glazed window and electric wall hung heater.

Outside: communal outside garden mainly laid to lawn with mature hedge, shrub and tree perimeters.

Garage: in a block with an up and over door and space for parking.



GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) 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: Leasehold

Length of Lease: 141 years remaining

Service Charge: £1,300.00 P/A

Freeholder & Managing Agent: The Shrublands Court Residents Association (Tunbridge Wells) Limited

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,667.00)

EPC: E (51)

AREA INFORMATION: Tunbridge Wells, Kent

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. Shrublands Court is ideally located being a short walk to the town centre satisfying all your needs with Royal Victoria Place Shopping Centre offering comprehensive shopping facilities from department stores and national chains. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Excellent local primary schools such as St James Church of England Primary School sit alongside the highly regarded and sought-after girls' and boys' secondary 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 Park, Calverley Grounds and Grosvenor & Hilbert Park just a few minute's walk away and the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, High Brooms 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. High Brooms station is a mere 7 minute walk from the property. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



