

Flat 58, Edison Court, Culverden Park Road, Tunbridge Wells







# Flat 58, Edison Court, Culverden Park Road, Tunbridge Wells TN4 9TR

*Centrally Located 2-Bedroom Apartment With Private Parking*

## **Accommodation Summary**

- Second floor apartment in contemporary block
  - 2 double bedrooms, 1 en-suite
- Spacious open plan living/dining room
  - Stylish kitchen
  - Modern bathroom
- Allocated parking space
- Communal grounds
- Approximately 1 mile from mainline station
  - Sought after St Johns area



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Touchingly close to restaurants, shops and cafes and within a short walk of mainline stations, this home is perfect for young professionals with commuting needs.

Entering through a communal hallway the flat's own private front door can be reached either by stairs or lifts to the 2nd floor.

A private front door opens into a spacious entrance hallway with a large fitted cupboard, which houses the boiler, has shelving, a coat rail and shoe rack to keep the area clutter free.

Opposite is a fresh contemporary bathroom with shower over the bath.

Across the hallway is the spacious open plan living/dining room with its streamlined kitchen to the right. Its beautiful bay window floods the room with natural light and delivers wonderful roof top views. There is ample space for sofas and dining furniture making it the perfect space to relax or entertain in.

The well separated kitchen area forms an open space to the right of the living room enabling you to chat to friends and family as you prepare dinner.

Plenty of stylish cream units topped with contrasting work surfaces are separated by the integrated appliances.

Next door is the good sized second bedroom with two windows flooding the space with light and a fitted wardrobe.

The master bedroom suite completes the apartment. It has two fitted wardrobes with automatic lighting and a modern en-suite that add to the feeling of luxury.

Outside are smart communal gardens to enjoy together with your allocated parking space.

With its immaculate presentation, generous room proportions, proximity to the shops and fantastic commuter links on its doorstep, this apartment is a must see!







**Communal Entrance Door, which opens to:**

**Communal Reception Hall:** leading to the stairs and lifts to the apartment's own front door opening into:

**Entrance Hallway:** with entry phone system, storage cupboard housing the boiler with hanging rail and shelf, electric wall heater and doors opening into:

**Bathroom:** panel enclosed bath with mixer tap, wall mounted shower attachment and glass shower screen, wall hung wash hand basin with mixer tap over, low level WC, heated towel rail, part tiled walls and tile effect laminate flooring.

**Living/Dining Room with Kitchen:** front aspect double glazed bay window, wooden effecting flooring, electric wall heater and opening into Kitchen with front aspect double glazed window, integrated Siemens oven with 4 ring electric hob above, stainless steel extractor fan and splash back, integrated Siemens fridge/freezer, integrated Smeg washing machine, stainless steel 1 ½ sink with drainer and mixer tap over and tile effect vinyl flooring. The kitchen has plenty of worktop space and a good selection of eye and base level units.

**Bedroom 2:** rear aspect double glazed windows, electric wall heater and fitted wardrobe with hanging rail, shelf and automatic lighting.

**Bedroom 1:** rear aspect double glazed window, electric wall heater, fitted wardrobes with hanging rails, shelves and automatic lighting and doors opening into:

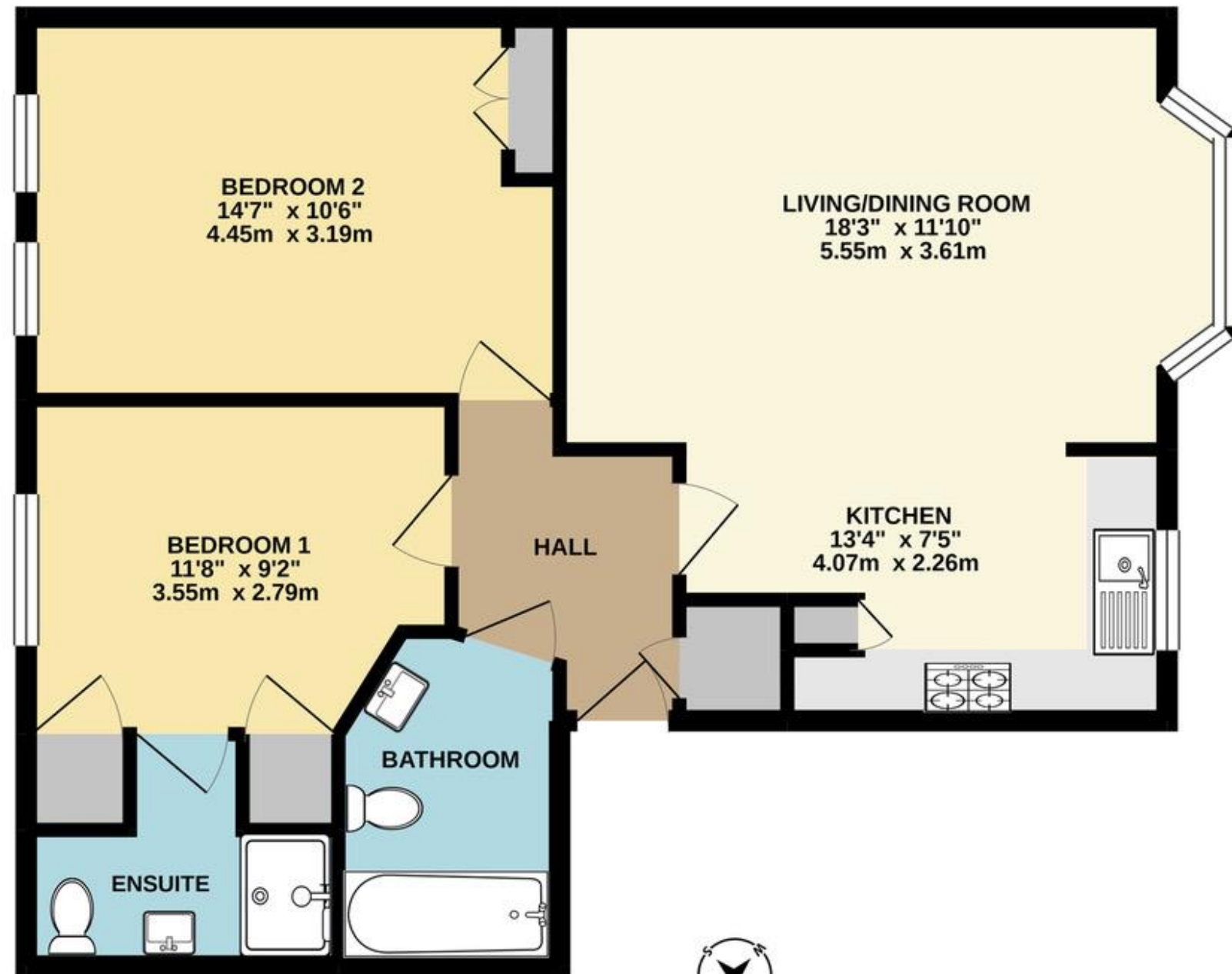
**En-suite:** wall hung wash hand basin with mixer tap over, low level WC, double shower cubicle with wall mounted shower, heated towel rail, part tiled walls and tile effect laminate flooring.

**Outside:** there are communal gardens and pathways and an allocated car parking space.



# GROUND FLOOR

709 sq.ft. (65.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 709 sq.ft. (65.9 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:

Length of lease: 111 years remaining

Ground rent: £200.00 P/A

Service charge: £1,484.80 P/A

Managing agent: Alexander Boyes

Name of freeholder: Samnas Ltd

Council tax: Band D (£1,881.04) / EPC: C (76)

#### 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. 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 St John's Church of England Primary 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, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as the St John's Recreational Ground, 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.







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