

Flat 3, 8 Thornfield Gardens, Tunbridge Wells





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Stylish 2-Bedroom Apartment in Period Conversion

Accommodation Summary

- Second floor apartment within period house
 - 2 bedrooms, 1 en-suite
 - Kitchen/living/dining room
 - Bathroom
 - Loft
 - Communal garden
- Off-street parking for 2 cars
- Sought after location
- Share of freehold
- Chain free



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This stylish apartment is on the second floor of a beautiful, detached period conversion, which itself sits in a sought-after location, near to the town centre and the open green spaces of Dunorlan Park.

This apartment radiates sophistication from the moment you step through its 2nd floor private entrance door. The immaculate décor throughout showcases an elegant palette with a contemporary twist.

The wide hallway with warm wooden flooring and gold feature walls has a storage cupboard and access into the loft above.

To the left is the living/dining room, flooded with light from its large window. An exposed brick chimney breast houses the wood burning stove and the walls are offset by the warm tones of the wooden floor. There is ample space for deep sofas and a dining table and chairs.

The well separated kitchen area is at the far right of the living room, enabling you to chat to friends and family as you prepare dinner. Plenty of white units topped with wooden work surfaces are separated by the integrated oven with stainless steel extractor above and there is a breakfast bar for your morning coffee.

The generous master bedroom is at the far end of the hallway with a beautiful en-suite with double shower cubicle, exposed brick wall and plenty of natural light.

The spacious stylish bathroom, with shower over its bath, gleams with light from its window.

Next door, bedroom two also benefits from a large window.

Well designed and finished to a high standard it really is a showstopper of a home that deserves to be admired. It is also within easy reach of parkland, the town centre, mainline station with fast rail connections to central London and first-class schools. A must see!

Communal Front Entrance Door with answer phone system which opens to:

Communal Entrance Hall with storage cupboards and stairs leading to the first floor landing and further stairs to the second floor and the apartment's own:

Private Entrance Door opening into:





Entrance Hall: wooden flooring, storage cupboard, fitted shoe rack, cast iron radiator, ceiling loft access hatch and doors opening into:

Kitchen/Living/Dining Room: 22'4 x 14'8 rear and side aspect double glazed windows, wooden flooring, exposed brick chimney breast housing the wood burning stove with concrete hearth and cast iron radiator. The kitchen has an integrated double oven, 4 ring electric hob, stainless steel extractor fan, integrated fridge, integrated freezer, 1 ½ sink with drainer and mixer tap, integrated washing machine and white glass splashback. The kitchen has a selection of gleaming white base level units topped with beech work tops with a breakfast bar.

Bedroom 1: 10'8 x 10'1 rear aspect double glazed window, polished concrete plaster feature wall, radiator and door opening into:

En-suite: side aspect Velux window, walk in double shower enclosure with rainwater shower head and hand held shower attachment, concealed cistern WC, vanity unit with wash hand basin with mixer tap over and storage under and wooden counter top, exposed brick wall and slimline radiator.



Bedroom 2: 10'11 x 7'11 side aspect double glazed window, wooden flooring and radiator.

Bathroom: side aspect double glazed window, 'P' shaped bath with centre mixer tap, Aqualisa Quartz shower attachment and bevelled glass shower screen, vanity unit mounted with wash hand basin and mixer tap over and storage under, concealed cistern WC, heated towel rail and wooden flooring.

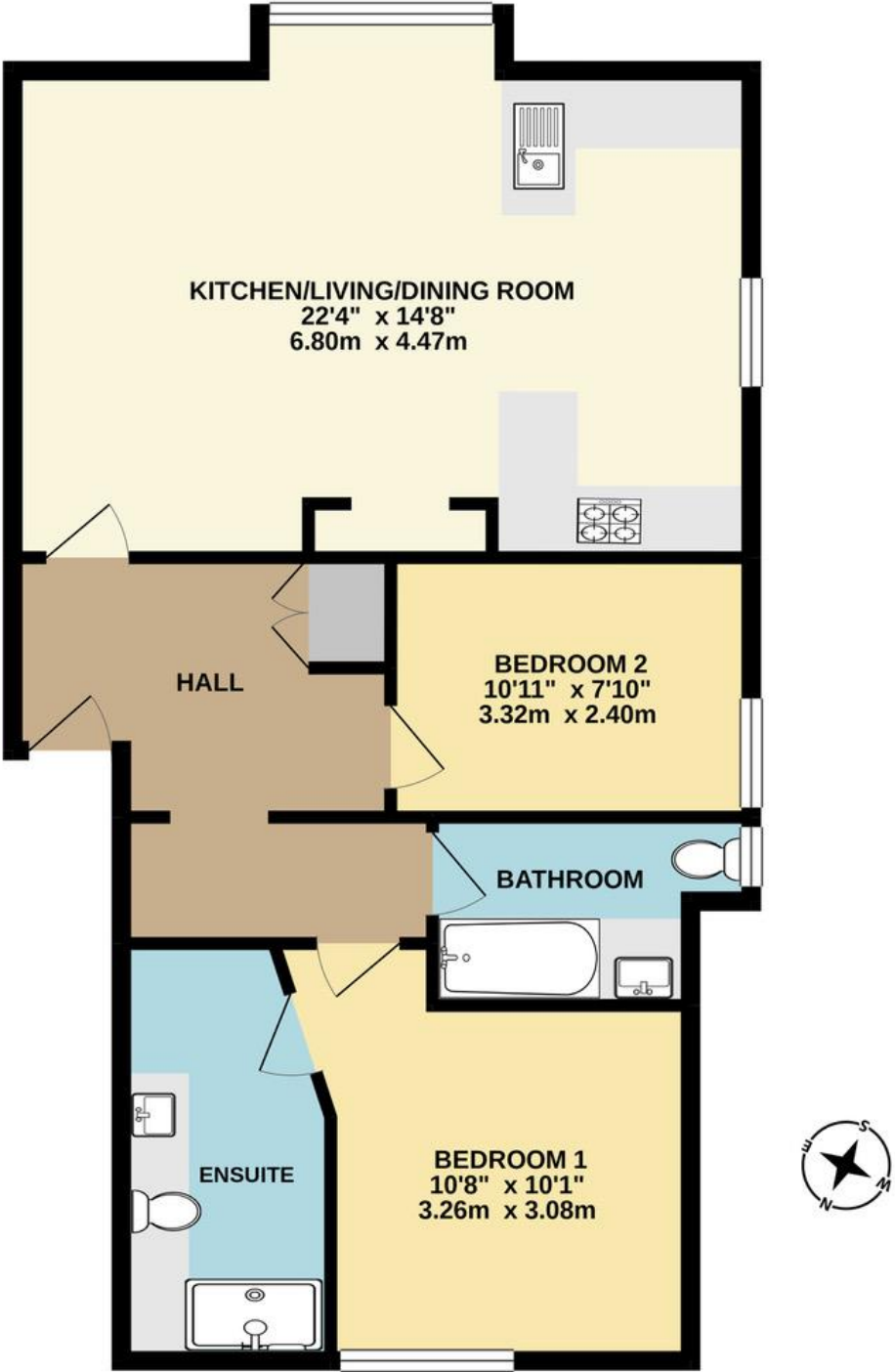
Outside: The house is set back from its quiet cul-de-sac by areas of lawn and planting with a paved pathway leading to the front entrance door. At the rear there is a communal garden laid mostly to lawn with mature trees and shrubs framing the boundaries. There are two gravelled parking spaces to the front.

General:

Tenure: Share of freehold - 953 years remaining on lease
Service charge: £1,485.00 P/A (includes building maintenance, building insurance and liability insurance)
Ground rent: £5.00 P/A
Local authority: Tunbridge Wells Borough Council
Council tax: Band C (£1,667.00)
EPC: C (78)



TOP FLOOR
784 sq.ft. (72.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 784sq.ft. (72.8 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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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 James` Church of England School and Claremont 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 and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoiled 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.



