



Flat 4, 33 Woodbury Park Road, Tunbridge Wells





Flat 4, 33 Woodbury Park Road, Tunbridge Wells TN4 9NQ

Centrally Located 2-Bedroom First Floor Flat

Accommodation Summary

- Perfectly positioned
 - 2 bedrooms
- Stylish reception room
- Beautifully fitted kitchen
 - Off road parking
 - Communal garden
- Less than a mile from mainline station



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

This stylish apartment is set to the rear of a beautiful detached Victorian conversion which itself sits screened from the road behind a tall hedge.

A well maintained gravelled area leads you upwards to the shared entrance whose front door opens into a smart communal hallway of Victorian proportions.

The apartment's own front door opens into a crisply painted hallway whose warm wooden effect flooring continues through to the living room opposite.

The living room's large original sash window, overlooking the gardens below, bounces light across its immaculate painted décor. A high ceiling and feature contrasting paintwork on the chimney breast adds character and style to the room which has ample space for comfy furniture and a table and chairs for dining.

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 white gloss units topped with wooden effect work surfaces are separated by the integrated appliances whilst the window is cleverly placed above the sink enabling you to star gaze as you wash up.

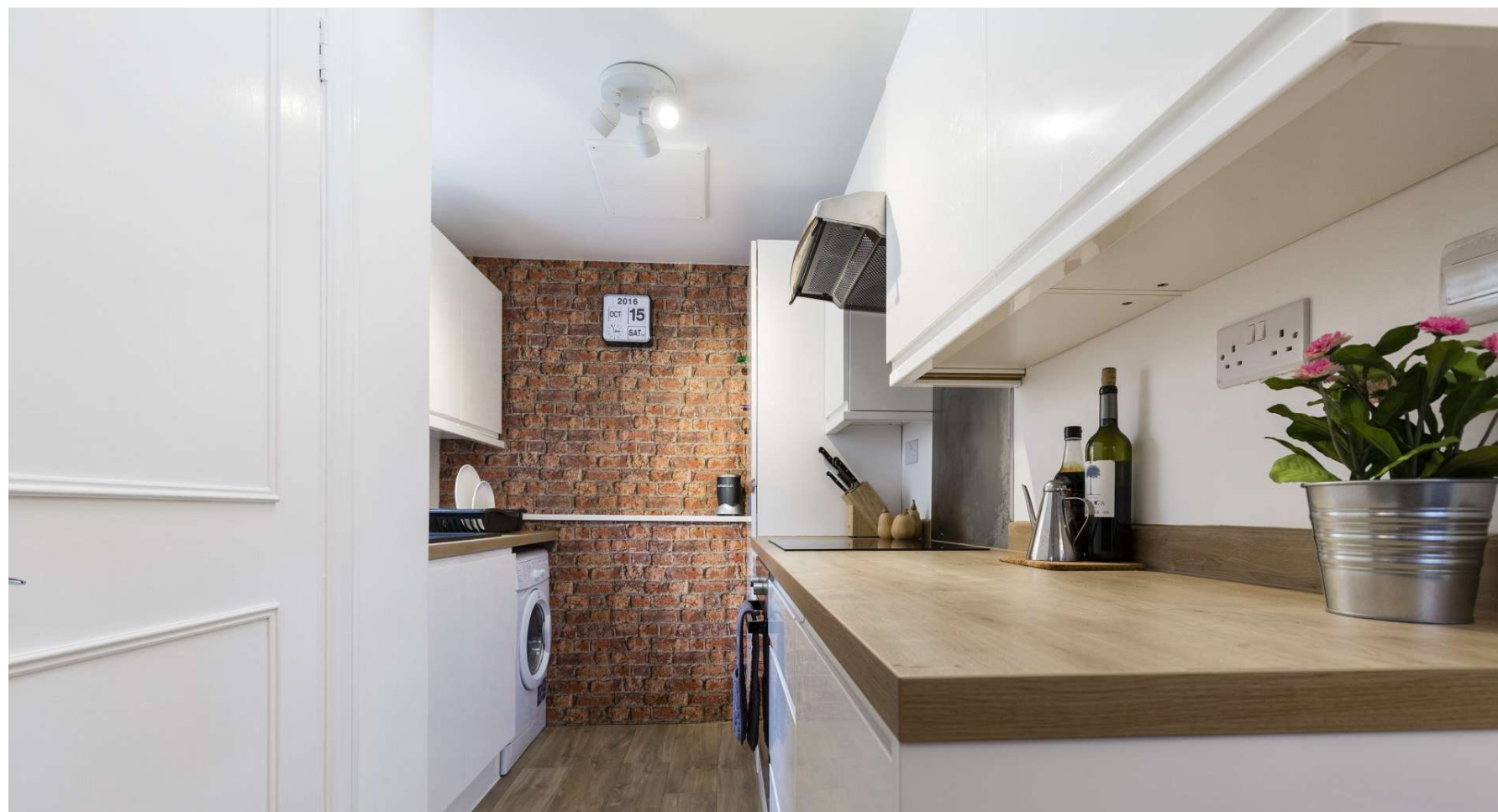
The second bedroom off the living area being a good sized light and airy room has a handy sliding door which can be drawn back to give you extra entertaining space should you require it.

Returning to the hallway, the freshly painted bathroom with a modern over bath shower and heated towel rail creates a relaxing and contemporary bathing experience.

Completing the flat is a double master bedroom that enjoys plenty of natural light from its sash window.

Outside there is an off street parking space to the front whilst at the rear the communal garden laid mainly to lawn with mature shrubs and bushes at its perimeters provides perfect entertaining space in the warm summer months.

This fantastic apartment would suit first time buyers, investors and professionals alike.





Communal Side Entrance Door, which opens to:

Communal Reception Hall: leading to the stairs up to the first floor and the flat's own front door opening into:

Entrance Hallway: 9'6 x 3'1' with entry phone, wooden laminate flooring and doors to:

Living Room: 13'11 x 9'5 Rear aspect window overlooking the garden, wooden laminate flooring, radiator, deep storage cupboard housing the wall mounted boiler, chimney breast with access to opening with gas and electric feed for a fireplace.

Kitchen: 9'9 x 6'11' Side aspect window, wooden laminate flooring, loft access, black composite sink with drainer and mixer tap over, integrated electric oven with 4 ring electric induction hob above with stainless steel splashback and stainless steel extractor fan over, integrated dishwasher, integrated fridge freezer, space and plumbing for washing machine and wine rack. The kitchen has plenty of worktop space and a good selection of white gloss eye and base level units.

Bedroom 1: 13' x 8' Side aspect window and radiator.

Bedroom 2: 9'5 x 6'2' Rear aspect window with views of the garden, radiator and sliding door to living room.

Bathroom: 9'5 x 6'7' With panel enclosed bath with mixer tap, wall mounted shower fitting and glass shower bath screen, shower over, wash basin set in vanity unit with cupboard under and mixer tap over, low level WC, heated towel rail, part tiled walls and wooden laminate flooring, extractor fan and loft access.

General:

Tenure: Leasehold

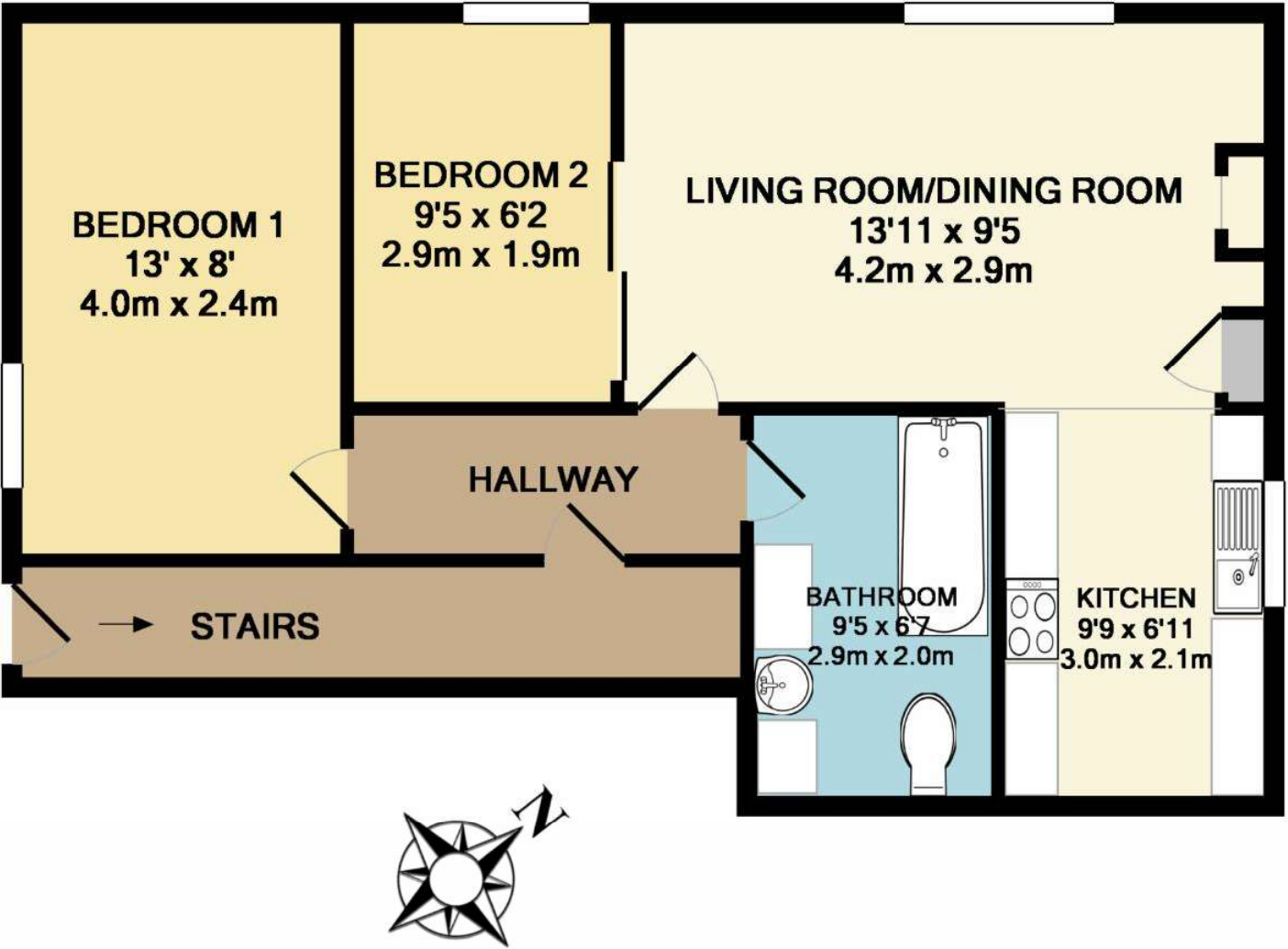
Local authority: Tunbridge Wells Borough Council

Service Charge/Ground Rent: £1,400

Council tax: Band B (£946.12)

EPC: C (74)





TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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