

# Flat 3, The Schoolhouse, Calverley Street, Tunbridge Wells







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*Stylish 2-Bedroom Apartment in Victorian School Conversion*

## **Accommodation Summary**

- Apartment in period schoolhouse conversion
  - 2 bedrooms, 1 en-suite
  - Open plan living/dining room
  - Kitchen/breakfast room
  - Modern bathroom
- Allocated parking space in gated car park
- Private terraced garden and communal garden
  - Town centre location
- 0.5 mile distance to mainline station
  - No onward chain



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This spacious apartment is set in a handsome converted Victorian schoolhouse which is touchingly close to the town's restaurants, shops, and cafes and within a short walk of the mainline station.

The home's striking red brick exterior, high pitched roofs and mullioned windows entice you into a communal doorway, along a shared hallway to the home's own entrance door.

The entrance hall has warm wooden flooring linking rooms seamlessly and two cupboards, one housing the water cylinder, to keep the space clutter free.

First on the right is the bathroom with a shower over the bath.

Opposite are the two bedrooms, both doubles with large windows bringing in lots of natural light.

The principal bedroom has a fitted double wardrobe and a modern en-suite shower room.

The kitchen/breakfast room opens off the hallway. It is a stylish, contemporary space with sleek cabinetry, with under counter lighting, separating integrated appliances and topped with plenty of worktop space.

Stairs lead down to the impressive open plan living/dining room. Neutral walls contrast beautifully with the wooden flooring and full height picture windows and French doors flood the room with sunshine and give access onto the private terrace. It is a very social space with plenty of room for living, dining and entertaining.

This unique home enjoys a private paved courtyard which is fully enclosed and opens into the communal garden and car park beyond. The communal garden is laid to lawn with pretty planting, trees and access into the gated car park to the side, with an allocated parking space.

This handsome period home in a sought-after location in central town is a must see!







**Entrance door, which opens into:**

**Entrance Hallway:** wooden flooring with underfloor heating, two fitted cupboards, one housing the water cylinder, and doors opening into:

**Bedroom 2:** 11'6 x 9'1 front aspect double glazed window and carpeting with underfloor heating.

**Bedroom 1:** 12'7 x 11'6 front aspect double glazed windows, carpeting with underfloor heating, fitted double wardrobe with hanging rail and shelf and door opening into:

**En-suite:** shower cubicle with wall mounted shower attachment, wall hung wash hand basin with mixer tap, concealed cistern WC, heated towel rail, tiled walls and tiled flooring with underfloor heating.

**Bathroom:** tiled panel enclosed bath with handheld shower attachment and mixer tap, wall hung wash hand basin with mixer tap, heated towel rail, concealed cistern WC, heated towel rail, tiled walls and tiled flooring with underfloor heating.

**Kitchen/Breakfast Room:** 14'3 x 9'1 The kitchen boasts wall and base level cupboards, under counter lighting, work tops, 1 ½ stainless steel sink with mixer tap, integrated AEG oven, stainless steel extractor, electric 4 ring hob, integrated microwave, integrated dishwasher,

integrated fridge/freezer, washer/dryer, wooden flooring with underfloor heating and stairs down into:

**Living/Dining Room:** 18'11 x 15'8 rear aspect full height double glazed picture windows, rear aspect French doors opening into the private terrace garden and wooden flooring with underfloor heating.

**Outside:** the house is set back from the road by iron railings and paved terracing leading to the house's entrance door. At the rear there is a paved private terrace garden off the living/dining room, for summer entertaining. It is fenced with a gate opening into the communal garden behind. The communal garden has an area of lawn, stocked mature flower beds, paved pathways, a hard surface car park with remote controlled gates and an allocated parking space for the apartment.

**General:**

Tenure: Leasehold

Lease Term: 984 years

Local authority: Tunbridge Wells Borough Council

Ground Rent: £200.00 P/A

Service Charge: £1,749.26 P/A

Council tax: Band D (£1,968.00)

EPC: D (67)



GROUND FLOOR  
823 sq.ft. (76.4 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>	67	72
(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		

TOTAL FLOOR AREA : 823 sq.ft. (76.4 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 Holmewood House and Claremont 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 spoilt 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.



