

Garden Flat, 27 St James Road, Tunbridge Wells





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Stylish Contemporary 2-Bedroom Garden Flat

Accommodation Summary

- 2 bedrooms
- Private entrance
- Large reception room
- Modern bathroom
- Separate fitted kitchen
- Garden with inbuilt fire pit and seating
- Off street parking
- Prime location



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This stylish apartment spans the entire lower ground floor of an impressive semi-detached Victorian conversion which itself is set back from the road by an attractive front garden.

Conveniently accessed through the side gate into the flat's private rear garden a set of steps wind you down past a stunning custom built wooden fire pit and bench.

Entering through its own front door into a long hallway, neutral and fresh décor with warm wooden flooring seamlessly links each room giving a true sense of space and light.

Immediately on your left the restful double master bedroom enjoys plenty of natural light from its large window overlooking the secluded rear garden.

There is a wall of deep built in mirrored wardrobes sitting inside an open alcove and plenty of room for bedroom furniture too.

The second bedroom opposite is also a good sized light and airy room with a view of the garden.

Along the hallway, the bathroom screams luxury with its sophisticated tiles, bath panel LED lighting, shower over the bath and heated towel rail which create a relaxing and contemporary bathing experience.

At the end of the hallway the spacious living room is flooded with light from its wide bay windows giving an uninterrupted and pretty leafy view of the flower beds and front garden beyond. With ample room for a deep sofa and a dining table and chairs it is the perfect space to relax or entertain in.

The kitchen which is separated and off the living room is a stylish room with sleek pale grey metro tiles, cream cabinetry and contrasting dark grey work surfaces. It is finished to a modern standard with plenty of storage to be found and with room for appliances and a window bringing in natural light it is a cook's dream.

Outside there is an off-street parking space to the side whilst at the rear the apartment's private garden, which is not overlooked by its neighbours, is laid mainly to lawn with fencing and mature shrubs and bushes at its perimeters provides perfect entertaining space in the warm summer months.

The jewel in the garden's crown is a stunning custom built wooden fire pit with a semicircular wall of wooden seating wrapping around it to gain maximum warmth, making the summer nights last longer.

The apartment is in a fantastic location, close to the shops and the mainline station and being well designed and finished to a high standard it really is a show stopper of a home that deserves to be admired.





Part glazed Private Entrance Door opening into:

Entrance Hall with wooden floor, traditional radiator and doors opening into:

Bedroom 1: 13'7 x 9'9" into rear aspect window overlooking the garden with a full wall width of fitted sliding mirrored door wardrobes with internal hanging rails, shelving and drawers and radiator with cover.

Bedroom 2: 11'8 x 6'10" into rear aspect window overlooking the garden and traditional radiator.

Bathroom: tiled panel enclosed bath with LED inset lighting and mixer tap, wall mounted shower fitting, glass folding shower bath screen, wall hung wash basin with mixer tap over, low level WC, heated towel rail, tiled walls with inset shelves with LED lighting, tiled floor, extractor fan, inbuilt full length cupboard with shelving.

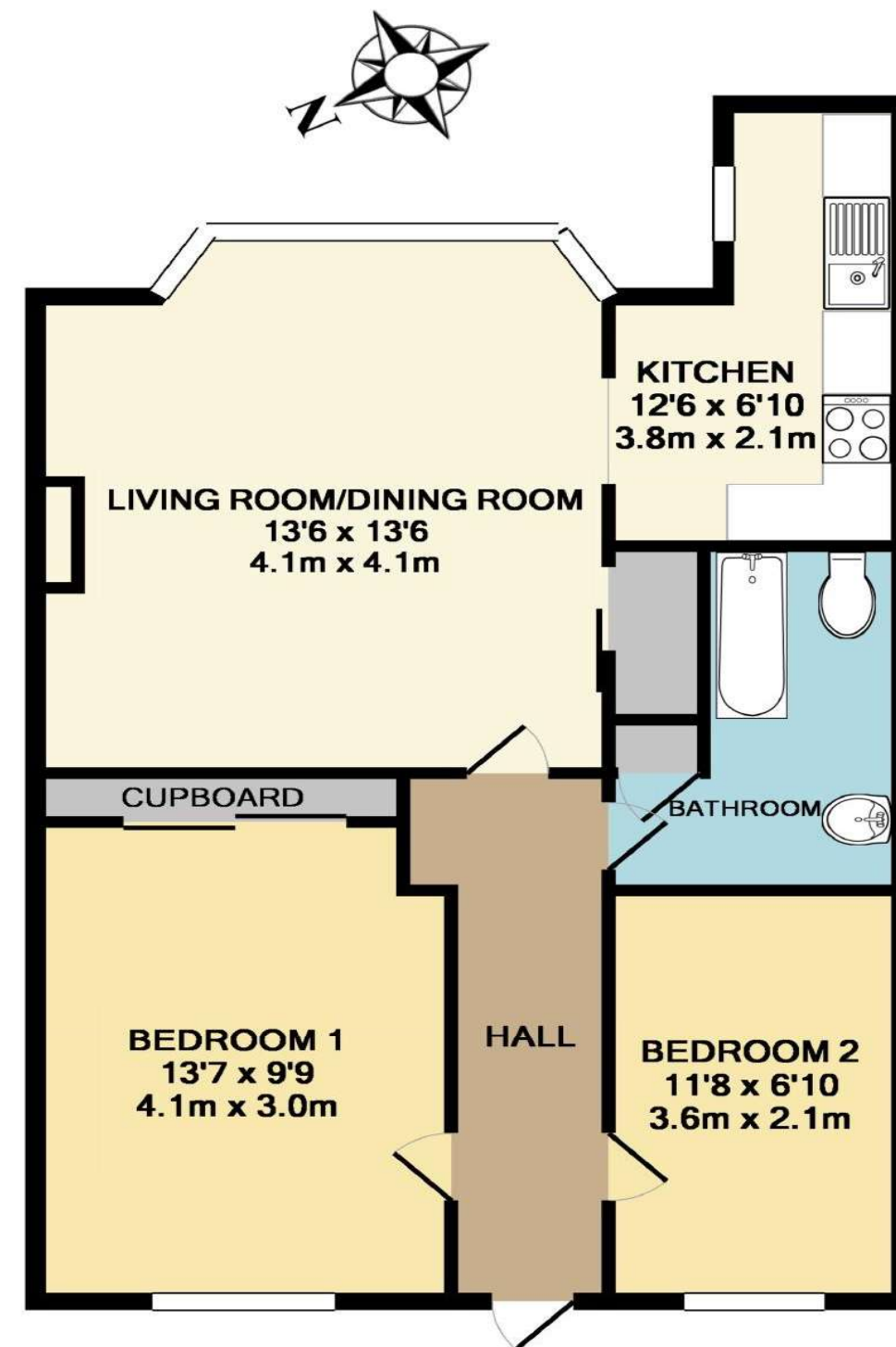
Living Room/Dining Room: 13'6 x 13'6" into large front aspect triple bay window overlooking the front garden, wooden flooring, inset opening in chimney breast, deep walk in storage cupboard with space

for coats and shoes and internal shelving with folding part glazed door and radiator.

Kitchen: 12'6 x 6'10" side aspect window opposite sink and drainer with mixer tap over, integrated Baumatic oven with gas 4 ring hob above, extractor fan, integrated slimline dishwasher, space and electricity for fridge/freezer and plumbing and space for washing machine. The kitchen has plenty of work top space, pale grey metro tiles, a tiled floor and a selection of eye and base level cream units.

Outside: to the side of the property is the apartment's allocated parking space whilst beyond the side wooden fence and gate is the apartment's private and enclosed garden. It is laid to lawn at the rear with a wooden perimeter fence on the left side and at the rear, with a brick wall at the right hand perimeter. There is a large shed with electricity accessed across a flagstone area with stone steps leading downwards to a concreted area fronting the house. A stunning bespoke wooden encased fire pit sits centrally to a semicircular wooden seating bench with inset LED lights and raised wooden enclosure. There is mains power to the patio area and the flat itself is alarmed.





TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	72	81
England & Wales		
EU Directive 2002/91/EC		



General:

Tenure: Leasehold
Length of lease: 99 years
Local authority: Tunbridge Wells Borough Council
Ground Rent: £100 p/a
Service Charge: £729 p/a
Managing Agent: Oakfield
Council tax: Band C (£1404.73)
EPC: C (71)

AREA INFORMATION:

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, 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.





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