

# Flat 14, Garden House, Calverley Street, Tunbridge Wells







# Flat 14, Garden House, Calverley Street, Tunbridge Wells TN1 2XN

*Smart 1-bedroom apartment in central location with lift access*

## **Accommodation Summary**

- First floor apartment in contemporary block
  - Double bedroom
  - Modern kitchen
  - Living/Dining Room
  - Shower room
  - Lift access
  - Town centre location
- 0.5 mile walking distance to mainline station
  - Investment opportunity
  - Chain free



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This fantastic apartment is a stone's throw from the bustling town centre's restaurants, shops and cafes with the green open spaces of Calverley Grounds nearby.

A stylish communal entrance secured by an answer phone system leads you through a double set of glazed doors into the smart shared hallway.

A set of stairs and additional lift access takes you up to the apartment's own private entrance door, on the first floor.

Entering the hallway there are two storage cupboards to keep the space clutter free. The larger one has storage and hanging space for coats while the second houses the water cylinder and has plumbing underneath for an appliance.

Straight ahead is the spacious living/dining room, its large windows flooding the room with natural light. The hallway's warm wooden flooring with underfloor heating continues into this room, the dimensions of which deliver ample space for sofas and a dining table and chairs.

The kitchen is separated by an island with space for two bar stools, an integrated AEG oven and hob, storage and an extractor above. It has plenty of sleek units topped with contrasting work surfaces. The integrated appliances include a slimline dishwasher, AEG microwave and a fridge/freezer. It is an effortlessly stylish space and its open plan aspect lets you chat to family and friends as you prepare dinner.

Next door is the generously sized double bedroom with a deep fitted double wardrobe.

Completing the apartment is the modern shower room, with underfloor heating and contemporary tiles.

The apartment also benefits from an external area to lock bikes to the rear and a covered bin store.

Its fantastic location, close to the shops, the mainline station and Calverley Gardens makes it perfect for young professionals. A must see!







**Two sets of glazed communal entrance doors, with a secure entry phone system, which open into:**

**Communal Reception Hall:** lift and stairs up to the first floor and the apartment`s:

**Entrance door which opens into:**

**Entrance Hall:** wall hung video entry phone handset, wooden flooring with underfloor heating, fitted double storage cupboard housing the fuse box with hanging space for coats, fitted storage cupboard housing the water cylinder with space and plumbing for an appliance, and doors opening into:

**Living/Dining Room:** 15`2 x 14`8 side aspect double glazed windows, wooden flooring with underfloor heating and opening into:

**Kitchen:** 9`11 x 9 wooden flooring with underfloor heating, open wall shelves, eye and base level units with pan drawers, countertops, inset 1 ½ stainless steel sink with mixer tap, integrated fridge/freezer, integrated slimline dishwasher and integrated AEG microwave. Island unit with space for 2 bar stools housing the AEG electric oven, AEG electric 4 ring hob, stainless steel and glass extractor canopy and cupboard.

**Shower Room:** shower cubicle with wall mounted shower attachment, wall hung wash hand basin with mixer tap over, inset wall cupboard with glass shelving, concealed cistern WC, heated towel rail, part tiled walls and tiled flooring with underfloor heating.

**Bedroom:** 13`7 x 13 side aspect double glazed window, fitted double wardrobe with hanging rail and shelf and wood effect flooring with underfloor heating.

**Outside:** there is an area where bikes can be locked (uncovered) and a wooden bin storage shed.

**General:**

Tenure: Leasehold

Length of Lease: 948 years

Service Charge: £134.00 PCM

Ground Rent: £100.00 PA

Managing Agent: DMG Property Management

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,989.00)

EPC: D (67)



GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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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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	70
(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		





#### **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.







gardenhouse