

13 Bredbury House, 77 Mount Ephraim, Tunbridge Wells





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Stylish 2-bedroom apartment with parking in central location

Accommodation Summary

- Second floor apartment in contemporary block (built 2008)
 - 2 double bedrooms
 - Kitchen/Living/Dining Room
 - Bathroom
 - Lift access
 - Allocated parking space
 - Visitor parking bays
- 0.6 miles walking distance to mainline station (12 minute walk)
 - Views over Tunbridge Wells Common
 - Central location



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This stylish apartment sits on the prestigious Mount Ephraim, a stone's throw from the bustling town centre's restaurants, shops and cafes with the green open spaces of Tunbridge Wells Common opposite.

Accessed through a sweeping shared driveway and set on the second floor of a purpose built block, this apartment offers impressive tree top views.

Entering a smart communal hallway, secured by an entry phone system, the apartment's own private front door can be reached either by stairs or the lift to the second floor.

A private front door opens into a spacious entrance hallway with warm oak flooring linking each room seamlessly.

Opposite is a modern bathroom with shower over the bath, contemporary tiling and a window providing natural light.

On the left is the principal bedroom with leafy window views and a double fitted wardrobe.

Along the hallway is the second bedroom, which is also a good sized double, with a large window and a fitted cupboard.

At the rear, spanning the width of the apartment is the spacious open plan living/dining room with its streamlined kitchen to the rear. Large windows flood the room with sunshine and wonderful views. There is ample space for sofas and dining furniture, making it the perfect space to relax or entertain in.

The well separated kitchen area at the rear of the living space lets you to chat to friends and family as you prepare dinner. Plenty of sleek units topped with contrasting work surfaces are separated by the integrated appliances.

Outside there is a bin store to the front and your allocated parking space with additional visitor parking bays to the side.

Its fantastic location, close to the shops, the mainline station and the green spaces of the common makes it perfect for young professionals and investors. A must see!





Communal Entrance Door with secure entry phone system, which opens into:

Communal Reception Hall: with side aspect window, tiled flooring, mail boxes, lift and stairs leading to the upper floors and the apartment's own second floor front door opening into:

Entrance Hallway: with entry phone system, oak wooden flooring and doors opening into:

Principal Bedroom: 13'9 x 12 side aspect double glazed window, fitted double wardrobe with hanging rail and shelf and radiator.

Bathroom: front aspect opaque double glazed window, wooden panel enclosed bath with mixer tap, rainwater shower head and glass shower screen, wall hung wash hand basin with mixer tap over, vanity shelf with wall mirror above, concealed cistern WC, heated towel rail, part tiled walls and tiled flooring with underfloor heating.

Bedroom 2: 14'5 x 8'9 front aspect double glazed window, fitted cupboard with shelving and fuse box, and radiator.

Living/Dining Room with Kitchen: 18 x 15'7 side aspect double glazed windows, oak wooden flooring, column radiator and opening into Kitchen with integrated Siemens oven, Siemens 5 ring gas hob, Siemens extractor, stainless steel splash back, integrated AEG

fridge/freezer, integrated AEG washer/dryer, integrated Siemens microwave, integrated Siemens dishwasher and inset stainless steel sink with mixer tap. The kitchen has plenty of quartz worktop space and a good selection of eye and base level units, one housing the Valiant boiler.

Outside: there is a bin store to the front and an allocated car parking space to the rear, with additional visitor parking bays.

General:

Tenure: Leasehold

Length of lease: 110 years remaining

Freeholder: Vision Homes

Management company: Self managed

Local authority: Tunbridge Wells Borough Council

Ground Rent: £250.00 P/A

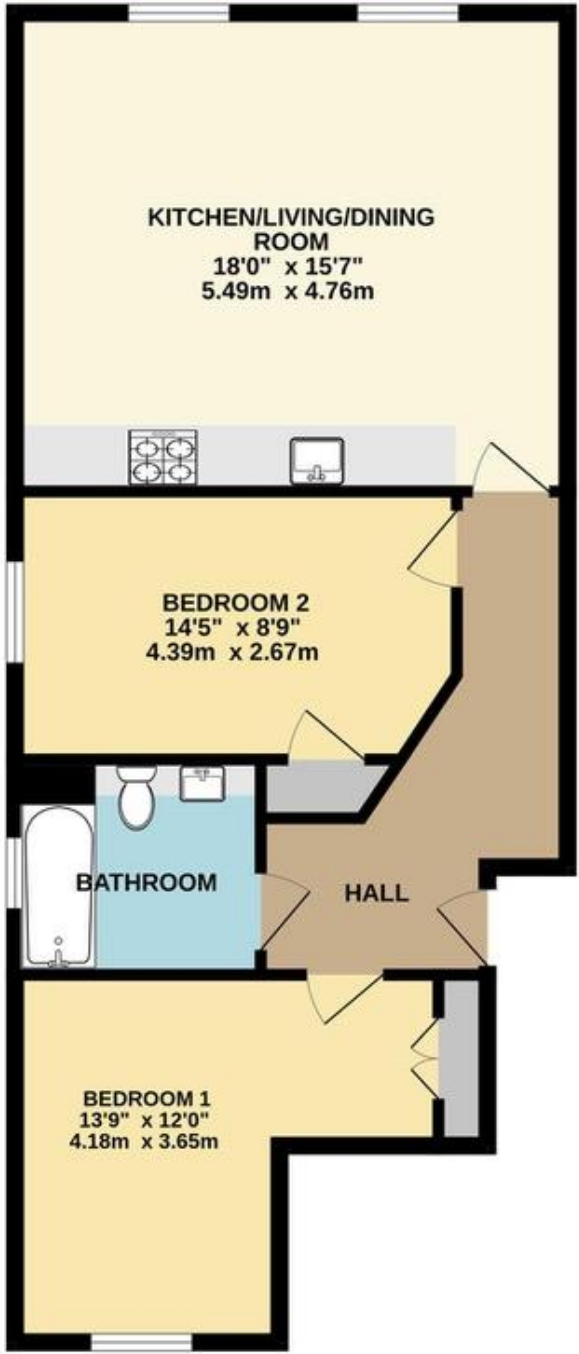
Service Charge: £2,000.00 P/A

Council tax: Band D (£2,032.77)

EPC: B (82)



704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	82	82
(69-80) C		
(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		



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, 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.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



