

Flat 8, 15 Spring Walk, Tunbridge Wells





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Spacious bright 2-bedroom apartment with sit on balcony and parking

Accommodation Summary

- 3rd floor apartment in contemporary block
 - 2 double bedrooms, 1 en-suite
- Spacious open plan living/dining room
 - Kitchen
- Bathroom and en-suite shower room
 - Sit on south facing balcony
- Allocated off street parking space
 - Locked bicycle store
- Energy efficient solar panel electricity
- Walking distance of mainline station and town centre



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Lily Court is truly a unique building that sits majestically at the end of a private cul de sac. Its combination of red brick, hung tiles and fresh cream paintwork stretches skywards with its gabled roof points.

Positioned just south of the town centre, it is only a short walk to Tunbridge Wells mainline station and The Pantiles` vibrant cafes and restaurants. Your everyday needs are met by a convenience store on the corner while a large supermarket close by caters for all your other requirements.

A stylish communal entrance secured by an answer phone system leads you through its fully glazed door into the bright shared hallway, with lift and stair access.

The apartment`s own front door opens into a wide hallway with storage cupboards to keep the space clutter free.

To the left is a bathroom with a shower over the bath, a vanity shelf with wash hand basin and contemporary tiling.

Next door the spacious principal bedroom benefits from two fitted cupboards with hanging rails and shelving and a modern en-suite shower room.

The second bedroom is another large bright double bedroom with a fitted wardrobe.

Across the hallway is the open plan living/dining room with its streamlined kitchen to the right. Its dual aspect windows flood the room with natural light and there is ample space for a sofa and a dining table and chairs. A glazed door opens onto the sit on balcony, perfect for enjoying the southerly sun.

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 units topped with wooden effect work surfaces are separated by the integrated appliances, and there is a breakfast bar for your morning coffee.

The impeccable design of this apartment offers an incredible sense of light and space. A must see!





Glazed Communal Front Entrance Door with answer phone system which opens into:

Communal Entrance Hall with locked mail boxes and internal part glazed doors to the apartment's own:

Private Entrance Door opening into:

Entrance Hall: storage cupboard with shelving, fuse box and hanging space for coats, storage cupboard with internal shelving, video entry phone, fitted wall shelving, wooden effect flooring, radiator and doors opening into:

Bathroom: panel enclosed bath with mixer tap and wall mounted shower fitting, glass shower bath screen, wash hand basin with mixer tap over inset into vanity shelf, low level WC, heated towel rail, tiled walls and flooring.

Bedroom 1: 17'2 x 10 front aspect double glazed window, two fitted double cupboards with hanging rails and shelving, wooden effect flooring, radiator and door opening into:

En-suite: walk in shower enclosure with wall mounted shower fitting, pedestal wash hand basin with mixer tap over, low level WC, heated towel rail, tiled walls and flooring.

Bedroom 2: 17'4 x 10'6 front aspect double glazed window, fitted wardrobe with hanging rail and shelf, wooden effect flooring and radiator.

Kitchen/Living/Dining Room: 29'2 x 11'1 front and side aspect double glazed windows, side aspect glazed door opening onto a sit on balcony, fitted cupboard housing the Valliant boiler, radiators, wooden effect flooring and opening into: Kitchen: integrated oven, 4 ring gas hob, extractor hood, stainless steel splashback, integrated dishwasher, integrated fridge/freezer, integrated washing machine, 1 ½ bowl stainless steel sink with mixer tap over and drainer and tiled flooring. The kitchen has a selection of eye and base level units topped with wooden effect work surfaces, a breakfast bar overhang and steel and wooden shelving units.

Outside: Accessed from the living/dining room there is a sit on balcony with decked flooring and a glass balustrade. There is an allocated off-street parking space to the right of the main entrance and a lockable bicycle store to the rear. The property also benefits from energy efficient solar power energy panels situated on its main roof.

General:

Length of lease: 115 years remaining

Ground rent: £200.00 P/A

Service charge: £132.54 PCM

Managing agent: Love Living Homes

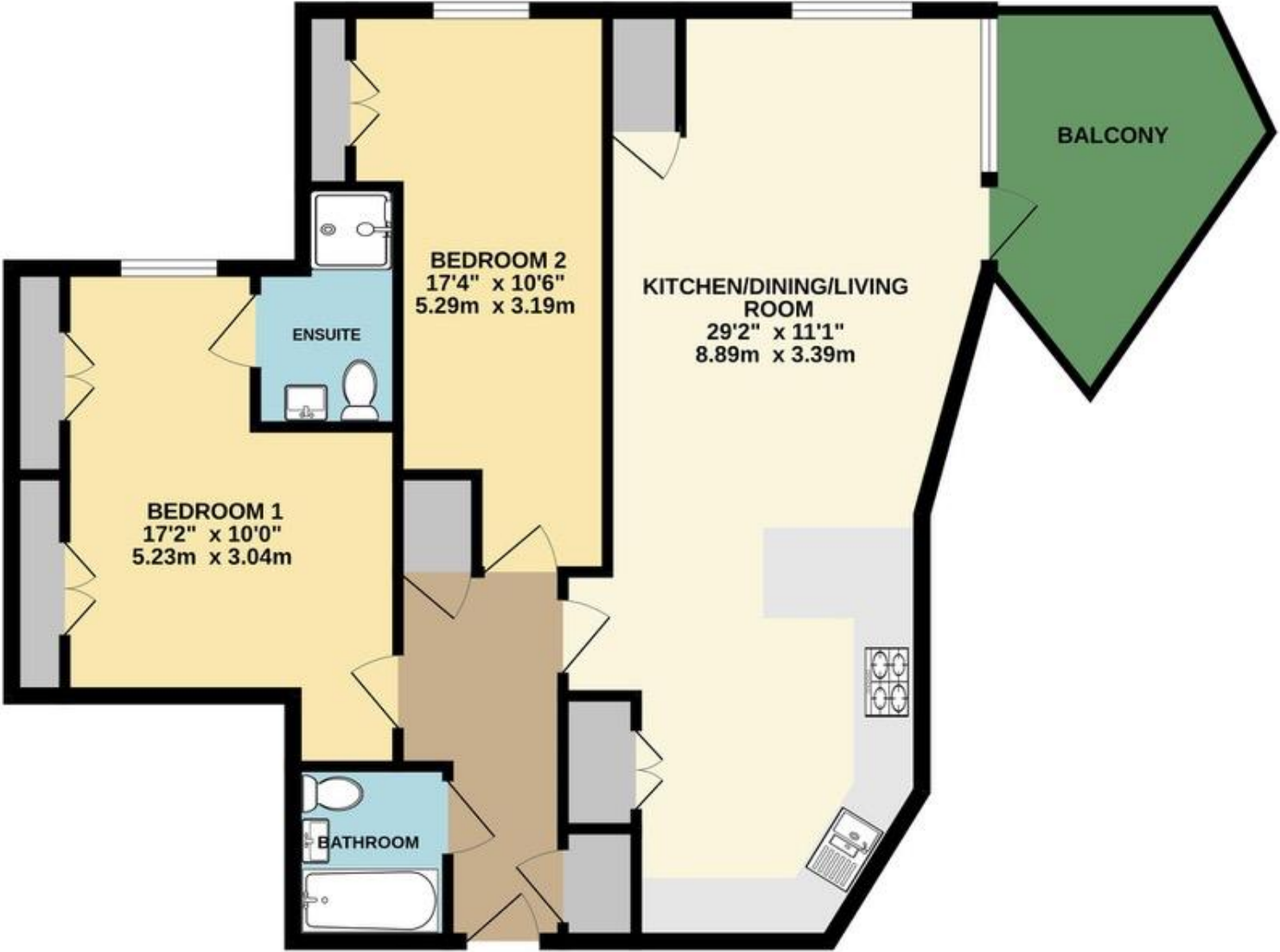
Name of freeholder: Monson Homes

Council tax: Band D (£2,030.00 P/A)

EPC: B (87)



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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) A		
(81-91) B	87	87
(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, 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.



