

Flat 25, 1 Culverden Park, Tunbridge Wells





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Stylish 2-bedroom apartment in contemporary block with parking and lift access

Accommodation Summary

- 1st floor apartment, with lift
 - 2 bedrooms, 1 en-suite
 - Kitchen/Living/Dining Room
- Bathroom and en-suite shower room
 - Allocated parking space
 - Lift access
 - Central town location
- 0.8 mile walking distance to mainline station



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This spacious and bright apartment is touchingly close to the town's restaurants, shops, and cafes and within a short walk of mainline stations.

Sit in a neat and contemporary purpose-built block it is set back from the road by a long driveway with electric gates opening onto the allocated parking area.

Steps lead you up to a covered part glazed door which opens into the smart communal hallway. Lift access and stairs take you up to the first floor and the apartment's own private entrance door.

The apartment's entrance hallway has two storage cupboards, one housing the boiler covered by an existing warranty.

First on the right is the second bedroom, currently set up as a home office.

At the end of the hallway is the spacious kitchen/living/dining room which has plenty of room for relaxing and entertaining. Warm wooden effect flooring is brightened by large windows and a glazed door which draw in lots of natural light.

The kitchen, which opens off the living room, is a practical yet effortlessly stylish space with cream cupboards and contrasting work surfaces. It has plenty of units, counter space, an integrated oven, fridge/freezer, dishwasher and washing machine.

The dimensions of the living space cleverly define a dining area next to the kitchen with ample space for a table and chairs.

Returning to the hallway, the contemporary bathroom is on your left with a shower over the bath, and heated towel rail.

Next door is the good sized principal bedroom which is flooded with light from its window. Double fitted wardrobes offer plenty of storage whilst a modern en-suite adds to the feeling of luxury that the room certainly delivers on.

Outside there is an allocated parking space, bin storage, well-tended communal lawns and planting and electric gates enhancing the look of the space and offering peace of mind.

This fantastic property would suit first time buyers, investors, and professionals alike. A must see!





Part opaque glazed Communal Front Entrance Door which opens into:
Communal Entrance Hall with post boxes, lift access and stairs leading to the first-floor landing and the apartment's own private entrance door, which opens into:

Entrance Hallway: storage cupboard housing the boiler (under warranty), additional storage cupboard, hanging space for coats, wooden effect flooring, radiator and doors opening into:

Bedroom 2: 10'6 x 10'6 side aspect double glazed window, wooden effect flooring and radiator.

Kitchen/Living/Dining Room: 21'1 x 14'9 side aspect double glazed windows, side aspect glazed door with metal balustrade, wooden effect flooring, radiator and opening into: tile effect vinyl flooring, 1 ½ stainless steel sink with drainer and mixer tap over, integrated Bosch oven with 4 ring gas hob over, stainless steel extractor and splashback, integrated fridge/freezer, integrated Hotpoint washing machine and integrated dishwasher. The kitchen has plenty of worktop space and a good selection of eye and base level units with an open shelf.

Bathroom: pedestal wash hand basin with mixer tap over, panel enclosed bath with mixer tap and hand held shower attachment, tiled walls, tiled flooring, heated towel rail and concealed cistern WC and vanity shelf.

Bedroom 1: 19'9 x 10'5 front aspect double glazed window, fitted double wardrobes with hanging rails and shelf, wooden effect flooring, radiator and door opening into:

En-suite: shower cubicle with rainwater shower head, vanity unit with wash hand basin and mixer tap over and drawers under, wall fitted storage cupboard, vanity shelf, concealed cistern WC, tiled walls, tiled flooring, and heated towel rail.

Outside: allocated parking space in block brick off street gated driveway, bin storage area, some areas of lawn and planting.

General:

Tenure: Leasehold

Length of Lease: 130 years remaining

Service Charge/Ground Rent: £2,965.94 P/A

Freeholder: George Wimpey South East Ltd

Managing Agent: RMG Living Management Co

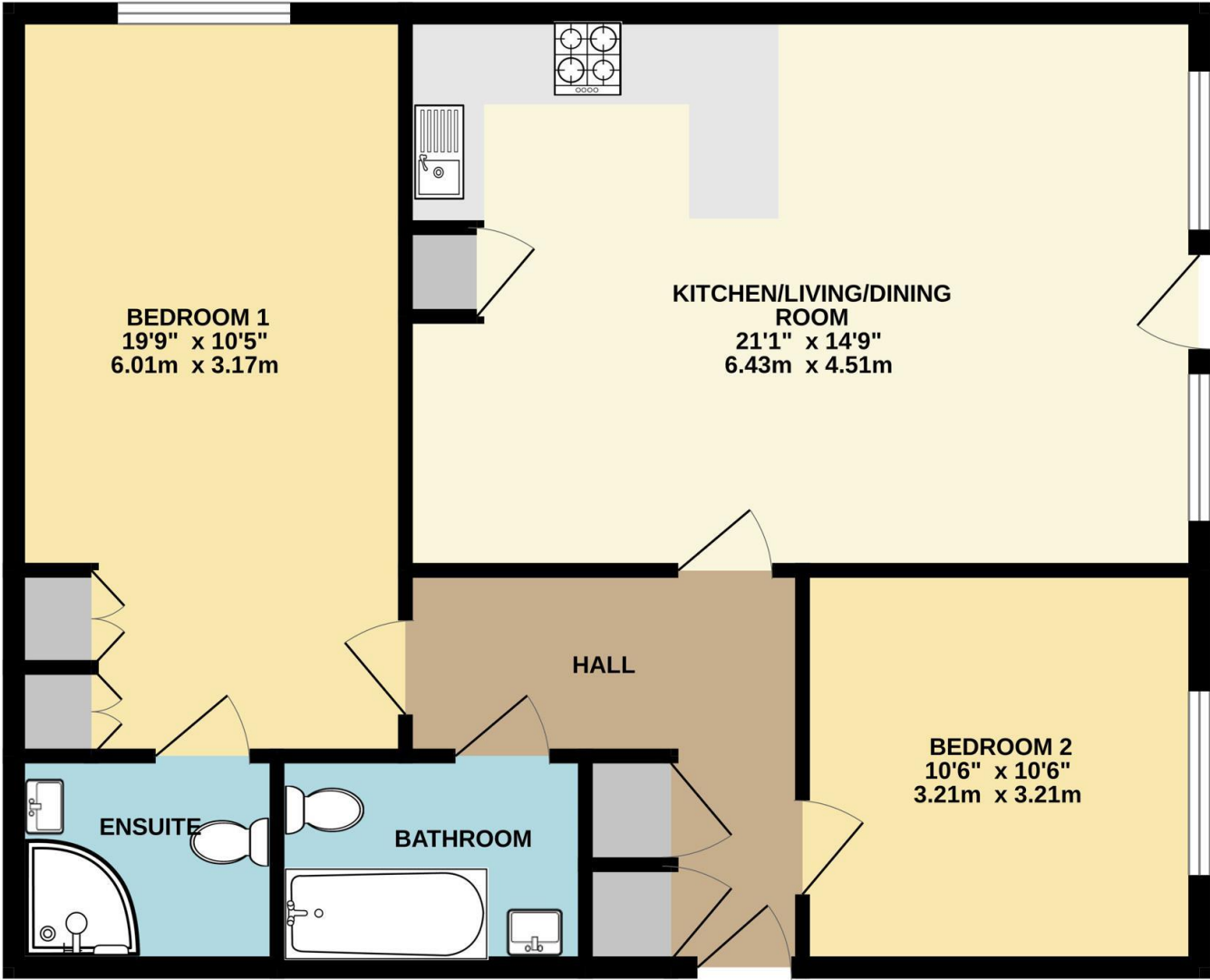
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,238.00)

EPC: B (83)



1ST FLOOR



APPROX TOTAL AREA 797 SQ.FT / 74 SQ.M

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	83	83
(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.



