

First Floor Flat, Mountfield Gardens, Tunbridge Wells





First Floor Flat, 16 Mountfield Gardens, Tunbridge Wells TN1 1SJ

Centrally located 2-bedroom period conversion apartment

Accommodation Summary

- First floor period conversion apartment
 - 2 bedrooms
 - Living room
 - Kitchen/dining room
 - Shower room
 - Victorian proportions
 - Share of freehold
 - Close to mainline station
- Walking distance of popular parks and town centre
 - Close to park (Calverley Grounds)



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This stylish apartment is set in a handsome end of terrace Victorian conversion which is moments away from the popular Calverley Park Gardens and the town's restaurants, shops, and cafes. It is also within a short walk of the Pantiles and mainline station, making it perfect for young professionals with commuting needs.

The beautiful shared entrance front door opens into a smart communal hallway.

Climbing the stairs to the first floor, the apartment's own front door opens into a hallway with rooms running off it at all angles.

At the end of the hallway, the living room's dual aspect windows, one a deep bay, overlook the street below and bounce light across the high-ceilinged room. It is a very welcoming space with plenty of space for furniture.

Next door bedroom two also benefits from a large window.

Returning to the hallway, bedroom one is a double bedroom with its own large sash window and fitted wardrobe.

Behind is the kitchen/dining room with ample space for a table and chairs which enables you to chat to friends and family as you prepare dinner. Stylish painted Shaker style units topped with contrasting work surfaces are separated by the integrated appliances and the room is flooded with light from its dual aspect windows.

Next door is the generous shower room with contemporary tiling, two windows bringing in lots of natural light and a walk-in shower enclosure.

With its Victorian proportions, proximity to the parks and shops and with fantastic commuter links on its doorstep, this apartment is a must see!





Living Room: side aspect window, front aspect bay window, radiator.

Kitchen/Dining Room: side and rear aspect windows, Shaker style eye and base level cupboards, wall unit housing the boiler, integrated double oven, integrated fridge/freezer, integrated Bosch dishwasher, integrated washer/dryer, sink and mixer tap, 4 ring gas hob, stainless steel and glass extractor, glass splashback, fitted storage cupboard with shelving and folding doors, space for table and chairs, wooden effect flooring, radiator.

Bedroom 1: side aspect windows, fitted wardrobe with double hanging rails and cupboard above, radiator.

Bedroom 2: front aspect window, radiator.

Bathroom: side aspect opaque windows, walk in shower enclosure with rainwater shower head, low level WC, traditional chrome legged pedestal wash hand basin with mixer tap, vanity shelf, heated towel rail, part tiled walls, wooden effect flooring.

General:

Tenure: Share of Freehold (957 years remaining on lease)

Local authority: Tunbridge Wells Borough Council

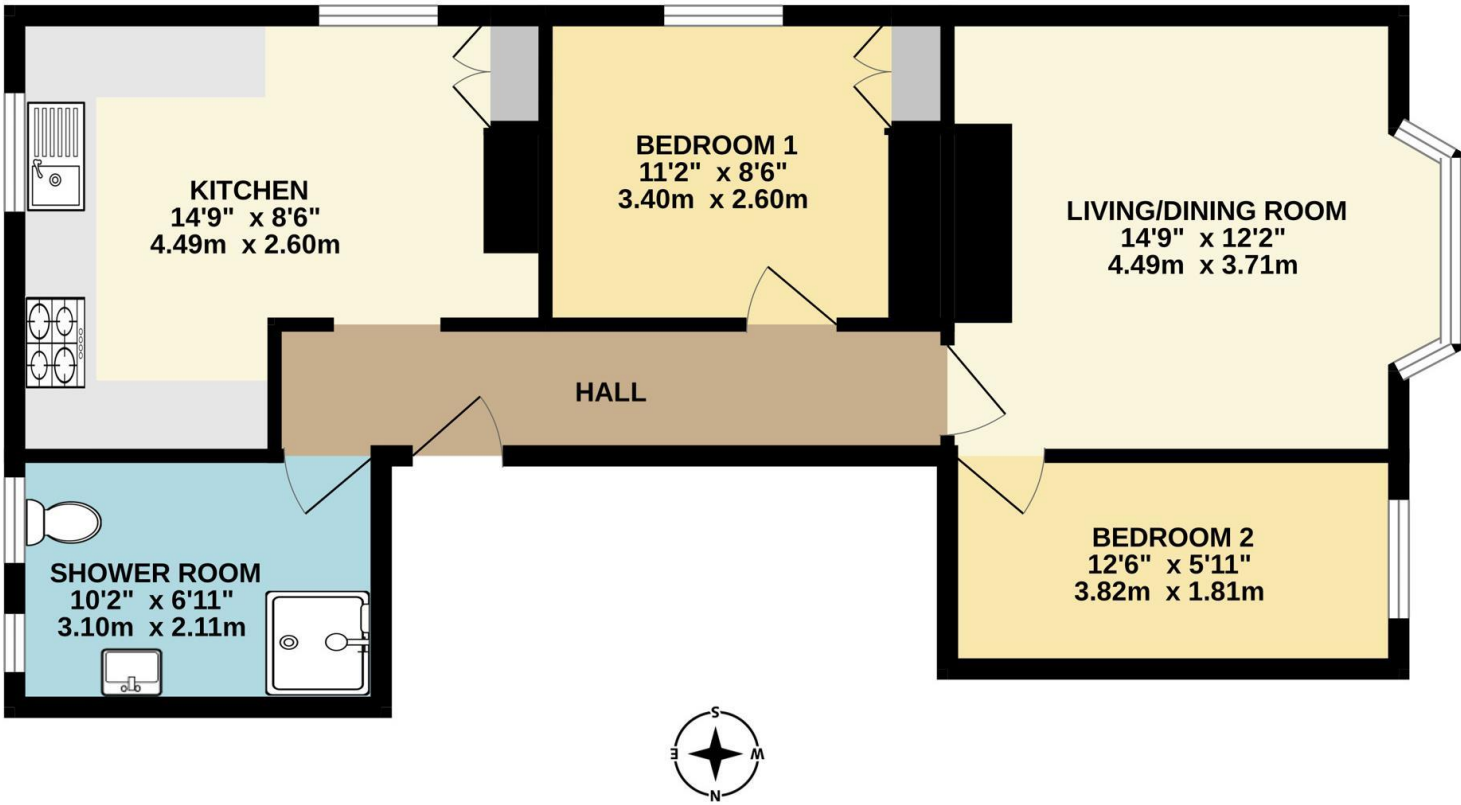
Service Charge: £100.00 PCM

Council tax: Band C (£1,989.00)

EPC: C (71)

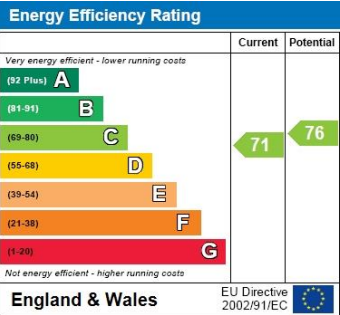


1ST FLOOR



APPROX TOTAL AREA 57.5 SQ.M / 619 SQ.FT

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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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 Claremont, St James C of E, and The Mead School sit alongside the highly regarded and sought-after girls` and boys` secondary 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 Calverley Grounds, Grove Park, Grosvenor & Hilbert and Dunorlan Parks, 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.

