

# Kings

Professionals in Property

## Flat 10, Dunstan Hill House Dunstan Road, Tunbridge Wells, Kent TN4 9NE Offers in excess of: £100,000



Kings are pleased to offer this freshly decorated and upgraded studio apartment situated in a sought after and convenient position within walking distance of the town centre and mainline train stations.

- Studio Apartment
- Separate Fitted Kitchen with Appliances
- Modern Bathroom
- Entrance Hall with Useful Storage Cupboard
- Freshly Decorated & Upgraded
- Central Heating - Recently Installed Boiler

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The apartment enjoys accommodation comprising entrance hall with useful storage cupboard, studio room measuring 11ft x 9ft, separate fitted kitchen with appliances included and modern bathroom. Further benefits include gas central heating (boiler recently upgraded) and use of communal gardens. This property would be an ideal first time buy or buy to let investment. Available with the benefit of no onward chain, internal viewing comes highly recommended.

Dunstan Road is a popular non estate residential location situated approximately half a miles distance from the main shopping area of Tunbridge Wells including the Royal Victoria Place Shopping Mall and Calverley Road precinct where most of the multiple High Street retailers are represented. A further half a miles distance to the south you will find the old High Street and Tunbridge Wells main line station with its commuter services to London Charing Cross and London Bridge, with a little further to the south is where you will find the historic Pantiles, famous for its pavement cafes, bistros and restaurants.

Recreational facilities include local parks, access to golf, cricket and rugby clubs, Tunbridge Wells Sports Centre situated on the St Johns Road, whilst out of town at the North Farm Retail Outlet, you will find a further selection of shops together with cinema, bowling centre and private health club.

#### ACCOMMODATION

##### COMMUNAL ENTRANCE

Stairs lead to and from the lower ground floor. Solid wood entrance door to the apartment.

##### ENTRANCE HALL

Wall mounted entry phone system, radiator, built in storage cupboard with hanging rail, shelf and chest of drawers giving good storage space, wall mounted electric fuse board, doors leading off to:-

##### STUDIO ROOM 11' 10" x 9' 11" (3.61m x 3.02m)

Original sash bay window to front. Radiator, TV aerial lead, wood effect flooring.

##### KITCHEN 7' 6" x 5' 1" (2.29m x 1.55m)

A range of matching wall and base units with work surfaces over incorporating stainless steel sink unit with side drainer, four ring gas hob with extractor hood above, appliances included in the sale - built in electric oven, fridge and washing machine, wall mounted Ideal Logic combination boiler (recently installed), radiator, wood effect flooring.

##### BATHROOM 8' 8" x 4' 6" (2.64m x 1.37m)

A white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap shower attachment and fitted glass shower screen, fully tiled walls and flooring, extractor fan, radiator.

#### OUTSIDE

##### COMMUNAL GARDEN

Situated to the rear of the building and accessed via the side passageway. The communal gardens are well stocked and secluded.

#### PARKING

On street parking is available on a first come first served basis.

#### OTHER INFORMATION

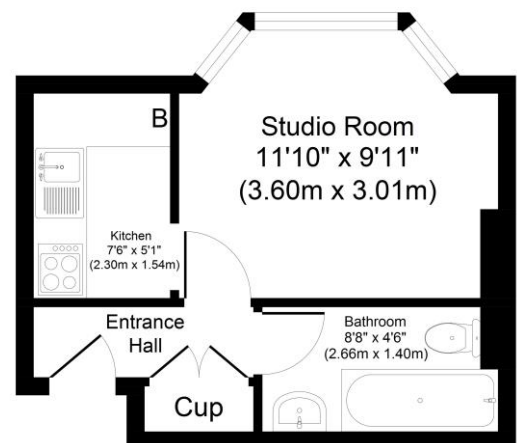
TENURE - Leasehold

LEASE - 125 years from 24th June 2001

SERVICE & MAINTENANCE CHARGE - Approximately £727.89 per annum - includes building insurance and cleaning and maintenance of the communal parts of the building.

GROUND RENT - £150 per annum

COUNCIL TAX BAND - A - £1,053.55 for the year 2016/17



Approx. Gross Internal Floor Area 223 sq. ft / 20.75 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.