

Mount Ephraim

Tunbridge Wells • Kent • TN4 8BG



KINGS ESTATES

PROFESSIONALS IN PROPERTY



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Kings Estates are proud to offer this newly refurbished, light and airy, two-bedroom raised ground floor flat with private terrace overlooking Tunbridge Wells common.

- Beautifully Refurbished Apartment
- Raised Ground Floor with Private Terrace
- Overlooking Tunbridge Wells Common
- Walking Distance of the Town & Train Station
 - Two Bedrooms - Both with Ensuites
 - Newly Fitted Kitchen
 - Bonus Storage Room / Conservatory
 - Retaining Many Original Features
 - Available with No Onward Chain
- Viewing Comes Highly Recommended

EPC Rating: D



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Kings Estates are proud to offer this newly refurbished, light and airy, two-bedroom raised ground floor flat with private terrace overlooking Tunbridge Wells common.

The accommodation comprises entrance hall, sitting room with large bay window and doors leading to the private terrace, newly fitted contemporary kitchen, two bedrooms both with ensuite and a useful storage room.

The flat has been refurbished throughout yet still retains some of its period features which include high ceilings, deep skirting boards, picture rails, ornate cornicing and large sash windows (some with original shutters). Externally the property benefits from a private terrace overlooking the common and off road parking. The flat is being offered with no onward chain.

SITUATION

Mount Ephraim is a popular area on the West side of Tunbridge Wells, about 0.6 miles from the town centre and mainline station. The apartment benefits from its proximity to the Common, with its cricket pitch and network of footpaths, which lies some 75 meters distant and the historic Pantiles, home to the Chalybeate Spring, lies only 1 mile to the South across the nearby Common, with its network of footpaths and cricket pitch.

Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including two theatres, numerous cafés and restaurants and a mixture of national multiple retailers and independent shops.

State and private schools: There are many well-regarded schools in the area including Bishops Down Primary School, Rose Hill preparatory school and boys' and girls' grammars, all within a mile.

Mainline rail: Tunbridge Wells (about 0.6 miles) has services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes.

Communications: The A21, accessible just North of Tunbridge Wells, links directly to London and the M25 and thereby to the national motorway network, Heathrow and Gatwick airports and the Channel Tunnel terminus.

ACCOMMODATION

Communal entrance with stairs and entrance door on the first floor leading to and from the apartment itself.

ENTRANCE HALL

Doors to all rooms, ceiling mounted light, two storage cupboards.

SITTING ROOM 16' 9" x 16' 6" (5.11m x 5.03m)

Front aspect full height bay window with original shutters and doors to terrace. Built-in alcove shelving, gas fire with hearth and surround, ceiling mounted light.

KITCHEN 12' 11" x 8' 3" (3.94m x 2.51m)

Side aspect sash window, ceiling mounted spotlights, newly fitted contemporary kitchen comprising a range of wall and base units with roll top worksurfaces, inset 1 & 1/2 bowl sink with mixer tap and drainer. Integrated oven with induction hob and matching extractor hood over, washing machine, space for free standing fridge/freezer and dishwasher.

MASTER BEDROOM 11' 11" x 11' 8" (3.63m x 3.56m)

Front aspect full height sash window, ceiling mounted light, door to:



ENSUITE BATHROOM

Side aspect sash window, white suite comprising panel enclosed shower bath, with mixer tap and screen over, low level WC, pedestal wash hand basin with mixer tap, chrome heated ladder style towel rail, recessed ceiling mounted spotlights.

BEDROOM TWO 15' 0" x 11' 0" (4.57m x 3.35m)

Side aspect door to conservatory / storage room, ceiling mounted light, door to:

ENSUITE SHOWER ROOM

White suite comprising corner shower, low level WC, pedestal wash hand basin with mixer tap and splashback, wall mounted heated ladder style towel rail, recessed ceiling mounted spotlights.

CONSERVATORY / LEAN TO STORAGE ROOM

Useful triple aspect storage room with door to small balcony.

OUTSIDE

PRIVATE TERRACE

To the front of the property there is a private terrace accessed from the sitting room which overlooks the common.

PARKING

There are two parking areas providing off road parking for the block.

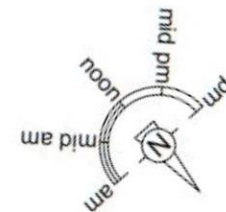
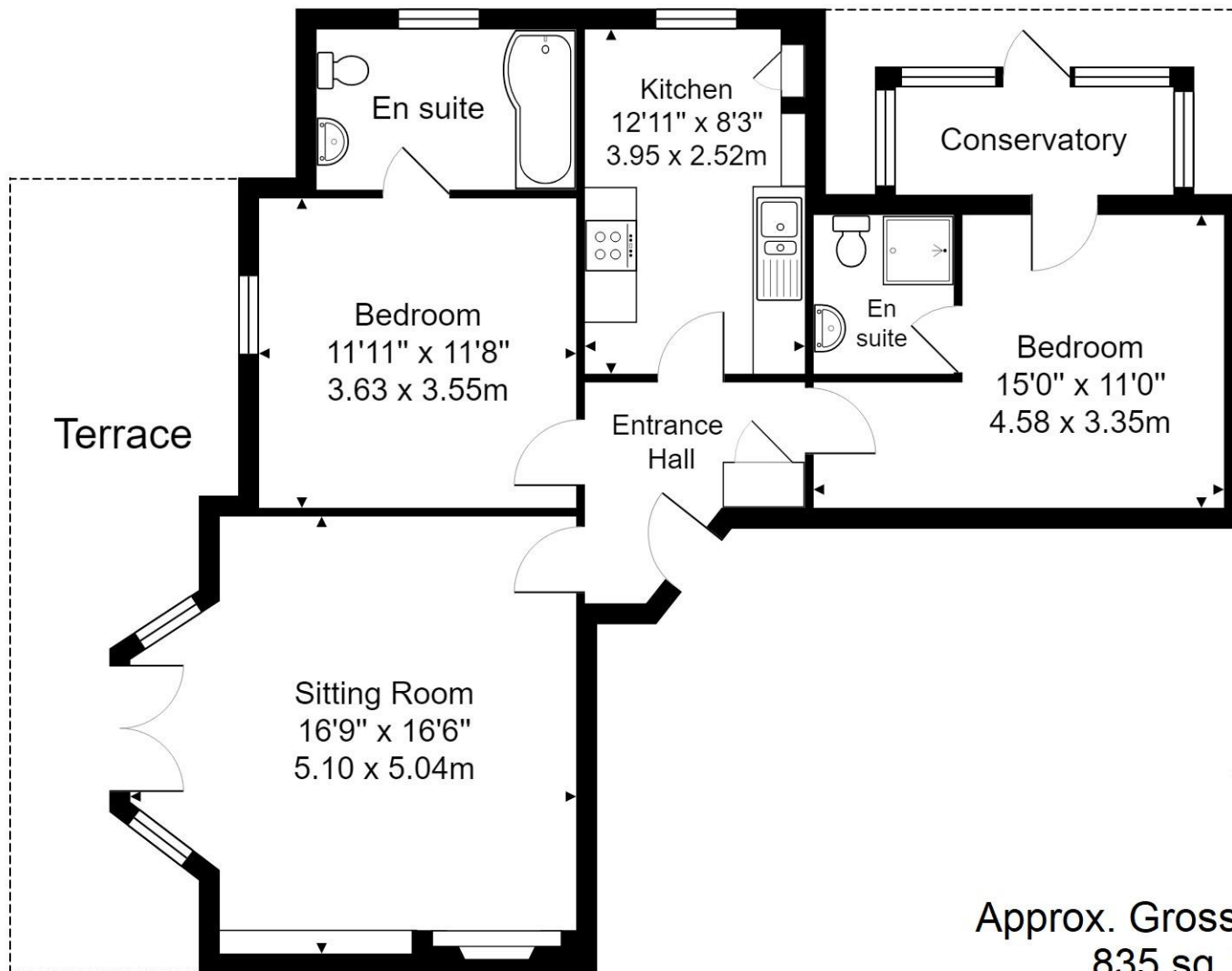
OTHER INFORMATION TENURE - Share of Freehold (1/6th share)

LEASE - New lease will be issued on purchase

SERVICE & MAINTENANCE CHARGES - T.B.C for this year

COUNCIL TAX BAND - C - £1,610.34 for the year 2019/20 (Tunbridge Wells Borough Council)

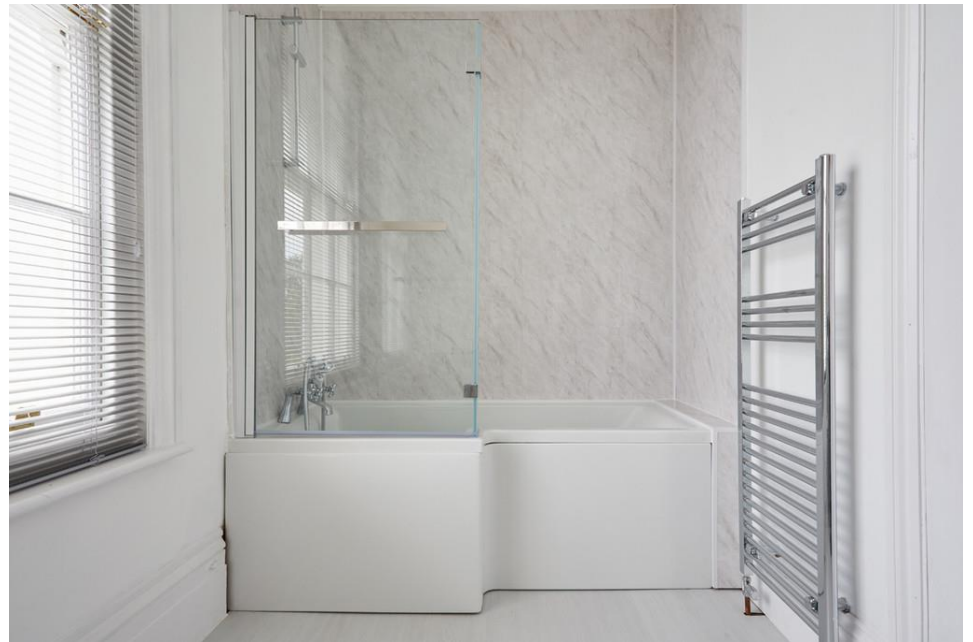
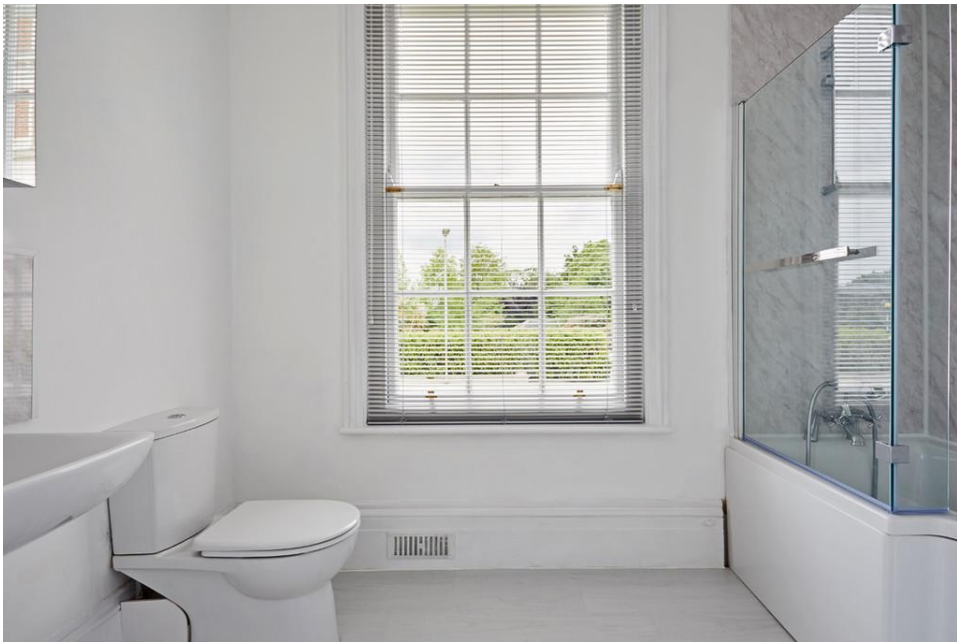




Approx. Gross Internal Area
835 sq. ft / 77.6 sq. m

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 mis-statement. 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.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A buyer is advised to obtain verification from their solicitor or surveyor.





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