

Flat C, Bretland House

Bretland Road • Rusthall • Tunbridge Wells • Kent • TN4 8PB



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An impressive ground floor apartment set within an attractive Victorian building located on the edge of Rusthall common, being within easy walking distance of local amenities and approximately 1.5 miles distant to Tunbridge Wells town centre. The apartment itself enjoys a stylish, light and airy neutral interior complimented by period features to include high ceilings, sash windows with original shutters, stripped wood flooring and fireplaces.

- Impressive Ground Floor Period Apartment
- Spacious Accommodation Totalling 613 Sq Ft
- Period Features Throughout to Include High Ceilings & Shutters
 - One Double Bedroom
 - 18ft Living Room with Bay Window
 - Separate Fitted Kitchen with Appliances
 - Modern Bathroom with Utility Cupboard
 - Residents Parking & Communal Gardens
- Would Suit First Time Buyers & Buy to Let Investors Alike

EPC Rating: D (67)



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The accommodation comprises an inviting entrance hall with fitted storage cupboard, modern fitted kitchen, superb living room with bay window, spacious bedroom with fitted wardrobe / cupboards and modern bathroom. Further benefits include communal gardens which surround the building, residents parking and a share of freehold tenure. Available with the benefit of no onward chain, internal viewing comes highly recommended.

SITUATION

The property is situated within approximately half a mile of Rusthall High Street, where there are a variety of shops including a butchers, post office, chemist, convenience stores and several take-away restaurants. Further amenities are available within Tunbridge Wells town centre, which is just over two miles from the property. Tunbridge Wells offers extensive shopping facilities at the Royal Victoria Place shopping mall and the Calverley Road precinct. The property is within walking distance of the bus stop, where there is a 15 minute frequency bus service into Tunbridge Wells and drops off at the mainline station, which offers fast and frequent train services to London and the south coast. Rusthall and the surrounding areas are well favoured with good state and independent schools for children of all age groups. Local leisure facilities include golf, cricket and rugby clubs, easy access to the adjoining countryside and a selection of restaurants, cafés, bars and theatres are offered within Tunbridge Wells town centre and the historic Pantiles area.

ACCOMMODATION

Main FRONT DOOR into:

COMMUNAL ENTRANCE HALL
PRIVATE DOOR to the flat into:-

ENTRANCE HALL

Fitted cupboard. Radiator. Door entry phone. Fuse box.

KITCHEN 10' 2" x 5' 0" (3.1m x 1.52m)

Window to front. A modern range of matching wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with side drainer, four ring gas hob with extractor hood above, built in electric oven, under counter fridge and separate freezer, radiator, wall mounted boiler concealed within cupboard (the vendor informs us the boiler is under 2 years old and has a manufacture guarantee and maintenance package expiring March 2017), tile effect flooring.



LIVING ROOM 18' 3" x 15' 11" (5.56m x 4.85m) Ceiling height 10'11".

A spacious double aspect room with period features including picture rail and coving. Large bay window / door to the side and window to the front, both with original shutters. Two radiators. Sealed fireplace. Stripped wood flooring.

BEDROOM 14' 1" x 13' 2" (4.29m x 4.01m) Ceiling height 10'10".

A generous double bedroom with window to the side, with shutters. Sealed fireplace. Fitted wardrobe, radiator. Picture rail.

BATHROOM

A modern white suite with low level wc, wash hand basin, panelled bath with fitted glass shower screen and shower unit over. Heated towel rail. Generous utility cupboard with integrated washing machine. Extensive wall tiling which includes a large mirror. Tiled floor.

OUTSIDE

The **GARDENS** which surround the building are communal and there is **PARKING** at the rear of the property, where there is a space on a non-allocated basis for the residents of Flat C.

OTHER INFORMATION

TENURE

Share of Freehold (999 year lease from 2002)

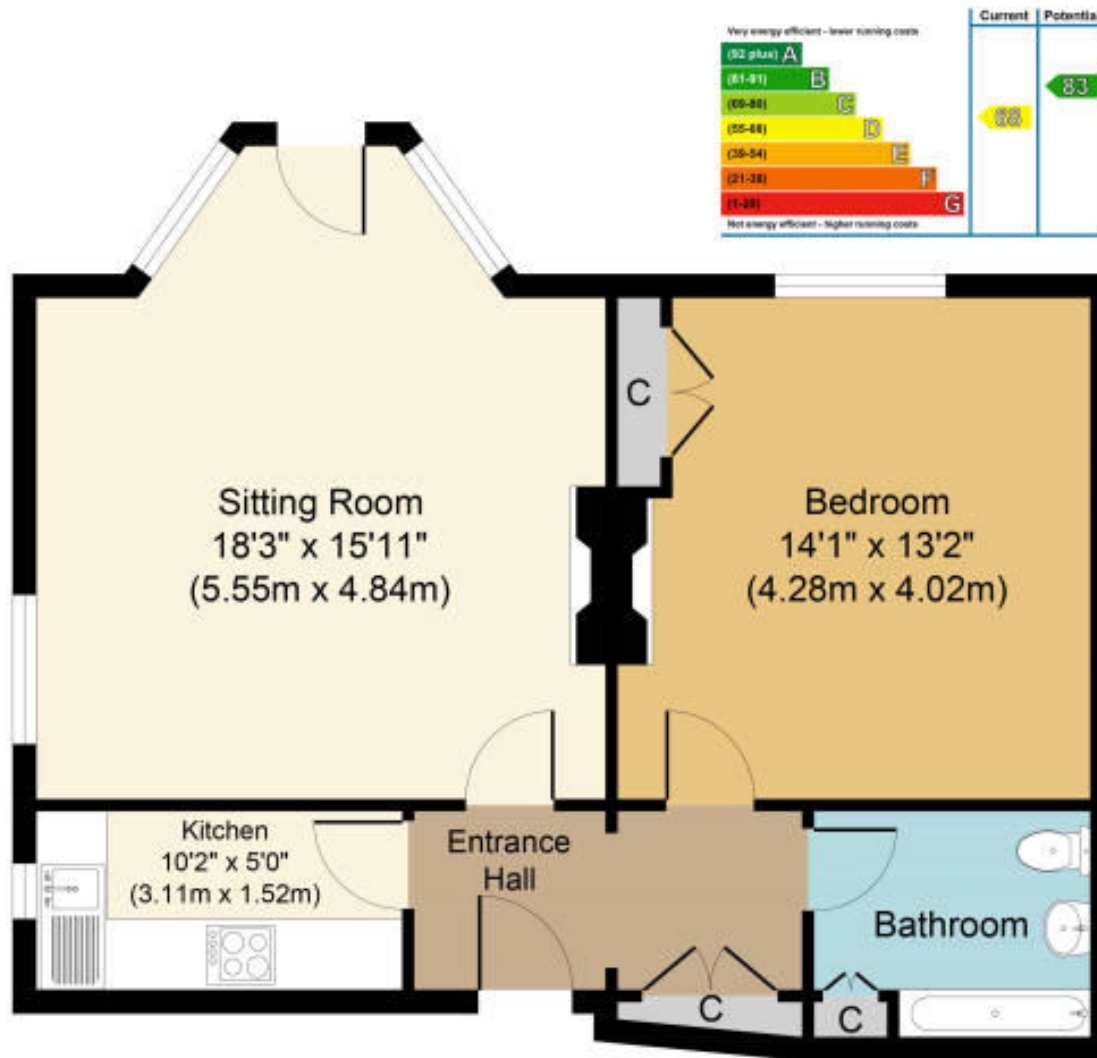
SERVICE CHARGE

£100 per month

COUNCIL TAX BAND

B - £1,184.68 for the year 2015/16





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Approx. Gross Internal Floor Area 613 sq. ft / 57.01 sq. m

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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