



Culverden Park Road, Exchange Mews, Tunbridge Wells, Kent, TN4 9RQ

£299,950 Leasehold

- FIRST 6 MONTHS SERVICE CHARGES INCLUDED IN PRICE
- IDEAL FOR FIRST TIME BUYERS
- Luxury two bedroom top floor apartment
- Two deluxe bathrooms with superior fittings
- Spacious living/dining room
- Allocated parking for one car with additional parking for visitors
- A delightful deep roll top bath
- Spacious open plan living/dining room
- Excellent location for proximity to Tunbridge Wells Town Centre
- 104 years remaining on lease



***BEAUTIFULLY ARRANGED** EARLY VIEWING**

RECOMMENDED* A STUNNING top floor deluxe two double bedroom apartment oozing decadence, natural light and style throughout, with superior furnishings. There is a luxury raised roll top bath and a moon style electric fitted mirror exuding subtle lighting to create a relaxing ambience. There are window blinds in all rooms which adjust to the temperature. This **STUNNING** spacious luxury apartment, is situated in a very popular residential area of Tunbridge Wells within walking distance of the town centre. There are a number of local shops, restaurants and amenities very close-by. The accommodation consists of a generous sized hallway, two double bedrooms, two luxurious bathrooms with superior fittings, an open plan kitchen/dining area with a good sized living area to accommodate a corner suite. There is an allocated parking space attached to the property and additional parking for visitors. **FIRST 6 MONTHS SERVICE CHARGE TO BE INCLUDED IN PRICE.**

Viewing Information

To arrange a viewing please contact Jenny Ireland at Mother Goose Estate Agents.



Location

The property is located in a very popular residential area of Tunbridge Wells, with its close proximity to Tunbridge Wells Mainline Station and Town Centre. Tunbridge Wells Town Centre is within walking distance of the property and it offers a wide range of shopping, restaurants' and entertainment facilities which is within a short walk, such as the Theatre, Royal Victoria Shopping Centre and the very popular St Johns Indoor Tennis Centre which hosts a very popular gym for fitness fanatics. The 'historic' Pantiles is also within walking distance of this lovely property, which offers weekly outside entertainment in the summer and there are plenty of open food and clothes markets on display in the summer. The property is also located near the mainline station in which direct services run regularly to London Bridge, Waterloo and London Charing Cross, with journeys approximately 45-55 Minutes.

Top Floor

Hallway

Wood effect flooring. Wall mounted electric radiators with independent thermostat control. Two cupboards for storage.

Main Bedroom

Window to side with fitted temperature controlled blinds. Two built-in cupboards for storage. Wall mounted electric radiators with thermostatically controlled valves.



Ensuite Shower Room

A deluxe fully tiled shower room with porcelain floor tiles. A fully tiled shower cubicle with a wall mounted 'Rain' shower nozzle with an additional hand held shower unit. Wall mounted electric ladder style towel rail. Fully integrated sink unit with vanity cupboards below. WC to match. Extractor fan. Shaver point.

Bathroom

A beautifully arranged fully tiled deluxe style bathroom with a stand alone slightly raised deep roll top bath with superior fittings. Porcelain floor tiles. A wall mounted electric moon style mirror exuding a warm subtle glow. Fully integrated sink unit with a vanity unit below. Extractor fan. Wall mounted ladder style radiator.

Bedroom Two

Window to rear with custom fitted temperature controlled blinds. Wall mounted electric radiator with independent thermostatic control.

Kitchen/Dining Area

Windows to side. Wood effect flooring. Marble effect work top housing a stainless steel sink and drainer. Built-in electric three ring induction hob with extractor above and electric oven below. Space for a dining table and six chairs. Open plan to :
Living Area:



Living Area

Triple aspect to side. Wood effect flooring. Generous open plan space to accommodate comfortably a large corner suite. Wall mounted independently controlled radiator.

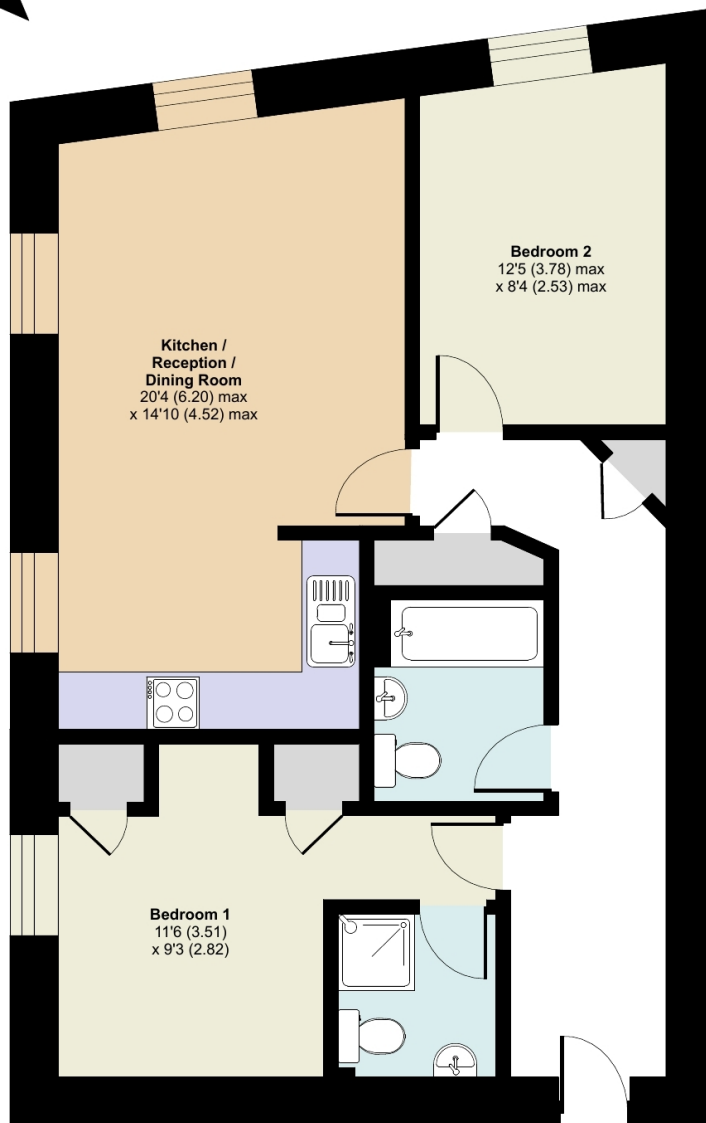
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Approximate Area = 716 sq ft / 66.5 sq m

For identification only - Not to scale



FIRST FLOOR