

**Sold STC**



**Sandrock Road, Tunbridge Wells, Kent, TN2 3GT**

**Price Range £450,000 Leasehold**

- Price range £450,000 - £460,000
- Two double bedroom ground floor luxury apartment
- Two bathrooms (one ensuite)
- 1989 square feet
- A balcony with glass panelled surround
- Sky plus connection
- A lift service
- Situated opposite the entrance to Dunorlan Park
- Quiet and desirable residential cul de sac
- Walking distance to Tunbridge Wells shopping centre



**\*PRICE RANGE £450,000 - £460,000\*\*SIMPLY**

**STUNNING\*\*A LIFT SERVICE\*** A tastefully presented two double bedroom spacious ground floor apartment, oozing luxury and style throughout, situated in a quiet but extremely popular location of Tunbridge Wells, opposite the entrance to the stunning 'DUNORLAN PARK'. There is a lift service in place to all floors. This beautifully arranged property boasts an abundance of natural light throughout, with a delightful private patio area and balcony, overlooking south facing communal gardens. The accommodation comprises a kitchen, two double bedrooms, two luxury bathrooms and a very spacious living/dining area overlooking the well manicured gardens. In addition there is under ground secure parking and well manicured gardens. There is a share of freehold and a long lease. EPC D. Service charge : £264.00 per month. Share of freehold. NO GROUND RENT. LONG LEASE.

### **Viewing Information**

To view this property, please contact Jenny Ireland at Mother Goose Estate Agency.



### **Location**

This beautifully presented property is situated in a quiet no through road, within minutes walk of the very popular Dunorlan Park which offers some amazing walks for all age groups and with a central boating lake for the more adventurous individuals. Tunbridge Wells town centre is also within walking distance of the property which offers an array of shopping facilities for all ages. It is also only a short drive from the A21/M25 road link to London and many coastal routes. Walking distance to Tunbridge Wells railway station with a fast service to all the London MLS to London. Excellent bus service to Brighton and Maidstone. Bus stop within walking distance.

### **Description**

Calverley Heights is situated in a quiet residential no through road close to the centre of town and a stones throw from the stunning grounds of 'Dunorlan Park'. The property is accessed through the main entrance on the ground floor via a security inetrcom system. As you enter this beautifully presented apartment, the natural light floods from the many windows present in each and every room. This delightful property oozes a sophisticated charm which flows throughout. The high ceilings with coving throughout, attractive architrave door surrounds, and spacious rooms create a very decadent and luxury life style, and coupled with the balcony and patio, this property promotes very comfortable living. EARLY VIEWING ESSENTIAL.



## Ground Floor

### Hallway

Built-in cupboard housing the pressure tank and emersion for hot water, with shelving above. Wall mounted consumer unit. Wall mounted intercom security entrance system.

### Kitchen

Window to rear. Speckled work top housing a stainless steel sink unit and drainer. Small breakfast bar with space for two breakfast stools. Integrated Bosch washer/dryer, dishwasher and fridge freezer (all to remain). Built-in eye level Bosch microwave oven with a built-in Bosch electric oven and grill below. Four ring electric hob with extractor fan above. Unit unit lighting. Wall mounted electric heater.

### Living Room/Dining Area

Double fully glazed patio doors leading out to spacious balcony area with an additional window to each side. Coving to ceiling. Two electric wall heaters. A very spacious room to include a dining area with space for a large table and 4/6 chairs. Doors to balcony:

### Balcony

A large balcony with attractive glass panel surround and composite decking, overlooking the beautifully manicured south facing communal grounds.



## Master Bedroom

Double fully glazed doors out to a spacious patio area fringed with colourful potted plants overlooking the lovely grounds. Additional side window. Coving. Built-in triple wardrobe with double sliding doors. Additional built-in corner shelving unit. Wall mounted electric heater.

## Ensuite Shower Room

Window to rear. Fully tiled. Good sized shower cubicle with wall mounted gravity shower unit. Wash basin with an attractive wall mounted display cabinet and WC to match. Extractor fan. Towel rail.

## Bedroom Two

Dual aspect to side and rear. Up and over built-in cupboards for storage. Additional double built-in cupboard with sliding doors. Wall mounted electric heater.

## Bathroom

Fully tiled. Three piece bathroom suite comprising a curved bath with a wall mounted gravity shower unit. Partly integrated sink with built-in vanity cupboards below and an attractive electric mirror with lights, above. Shaving point. Extractor fan. WC. Towel rail.



## Outside

### Patio Area

Accessed from the master bedroom via double patio doors. A delightful fully paved area over-looking the beautifully managed and very private surrounding communal gardens. Space for a table and chairs, ideal for AI fresco dining!

### Front

Large area of parking bay for visitors. Well screened private grounds, accommodating tall mature hedging surrounding the front of the property. Access to the underground secure parking.

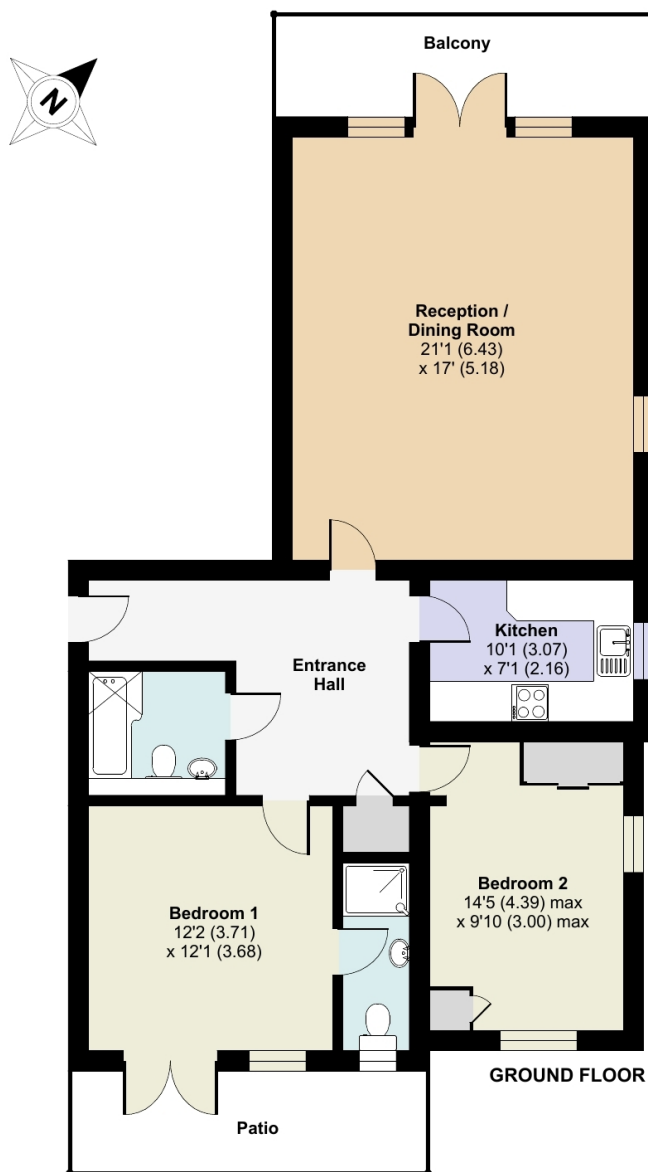
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# Sandrock Road, Tunbridge Wells, TN2

Approximate Area = 989 sq ft / 91.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1148784