



**Flat B, 10 Wolseley Road, Tunbridge Wells, Kent,
TN4 9BJ**

Guide Price £269,995 Share of Freehold

- 50% SHARE OF FREEHOLD
- LONG LEASE
- Beautifully presented two bedroom Maisonette
- Delightful PRIVATE rear garden
- Open plan kitchen/breakfast room with snug
- Quiet and desirable residential cul de sac
- Walking distance to railways station
- Close to award winning park



50% SHARE OF FREEHOLD AND LONG LEASE. A beautifully presented TWO bedroom first floor period maisonette, with a private entrance to the side. This delightful property benefits from having a beautiful private rear garden and stunning views to the rear, overlooking Tunbridge Wells. It is situated in a quiet popular no through road within walking distance of the railway station and offers very comfortable, well presented accommodation throughout. The accommodation comprises, a large open plan living/kitchen, two bedrooms and a recently updated, contemporary style bathroom. The main feature is the well designed, well manicured rear garden where a comfortable entertaining space has been created with access from the side of the property. IDEAL FOR FIRST TIME BUYERS, LONDON COMMUTERS OR BUY-TO-LET INVESTORS. Double glazed throughout.



Viewing Information

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

Ground Floor

Private Entrance

Private entrance into a carpeted lobby area with space for hanging coats and shoe storage. Carpeted staircase up to apartment.

FIRST FLOOR

Landing

Solid wooden flooring throughout first floor. Window to the side. Radiator and loft hatch. Loft is insulated.

Open Plan Living Room/Dining Room

Large triple windows to front offering plenty of natural light. Solid wooden flooring. Space for Dining table and chairs. Radiator.



Kitchen

A large 'Open Plan Area' with a well equipped kitchen. Wood effect work-top housing a stainless steel sink and drainer. Wooden flooring. Large windows to front. Built-in electric oven with four ring gas hob above. Plumbing for a washing machine. Integrated dishwasher. Space for Fridge Freezer. Wall mounted cupboard housing a combi gas boiler. Additional attractive range of contemporary 'gloss white' eye level and base units.

Main Bedroom

Window to rear. Wooden flooring. Radiator.

Bedroom Two

Window to rear. Solid wooden flooring. Radiator.

Family Bathroom

Obscured window to side. Wood laminate flooring. Three piece bathroom suite, comprising a bath with wall mounted gravity shower unit. Partial glass shower screen. Fully integrated sink with large built-in drawer below for storage. Recently installed WC to match. Part tiling. Wall mounted cabinet with mirrored front. Extractor fan. Recessed ceiling spotlights. Radiator.

Outside

Front

An attractive low brick wall with paving to the side. Access to the private entrance. Additional access to the rear garden. On street parking.

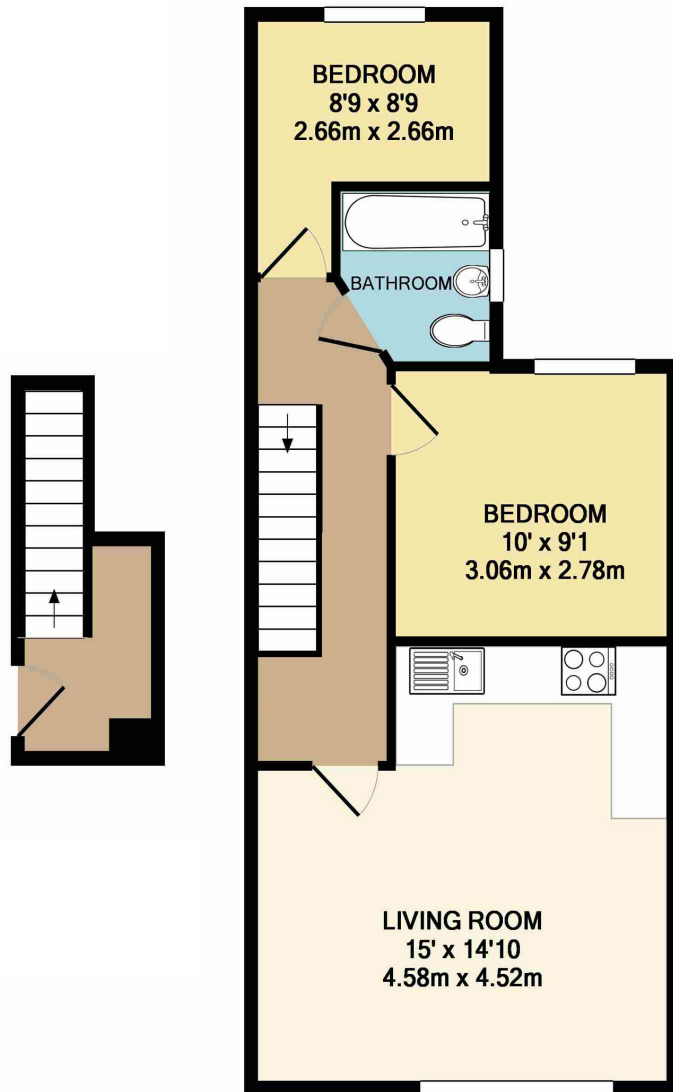


Rear Garden

A delightful good sized level private rear garden which has recently been landscaped to provide a section of lawn and an additional section of pebbles to one side. To the rear of the garden, there are a number of attractive patio slabs mounted on a shingle base providing ample space for outside dining. Stunning elevated views overlooking Tunbridge wells. Access is down the side of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(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	





TOTAL APPROX. FLOOR AREA 509 SQ.FT. (47.3 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. 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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