



**127B St.Johns Road, Tunbridge Wells, TN4 9UG**

**Offers in the region of £295,000 Leasehold**

- THIRD OF SHARE OF FREEHOLD
- 102 YEARS REMAINING ON LEASE
- NO SERVICE CHARGES AND NO MANAGMENTS FEES
- STUNNING TWO DOUBLE BEDROOM MAISONETTE ON TWO LEVELS
- LARGE WELL EQUIPPED KITCHEN
- BEAUTIFULLY DECORATED THROUGHOUT IN GREY/WHITE
- WALKING DISTANCE TO LOCAL SUPERMARKETS FOR PROVISIONS
- WALKING DISTANCE TO RAILWAY STATION
- NO CHAIN



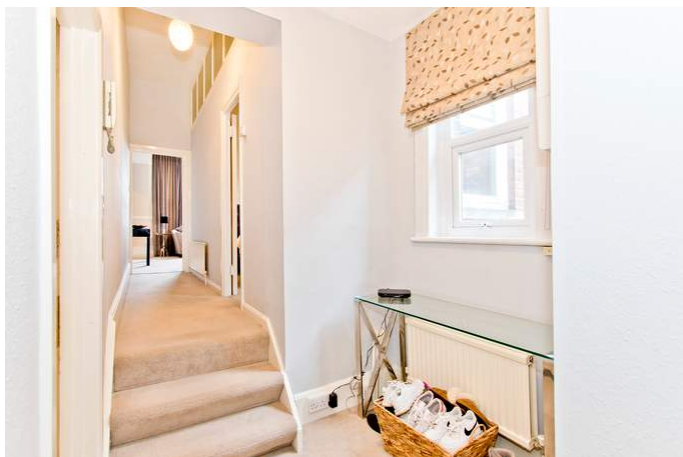
SIMPLY A STUNNING PERIOD BAY FRONTED PROPERTY \*A THIRD SHARE OF FREEHOLD\* Mother Goose is delighted to bring to market a stunning converted spacious period two double bedroom maisonette, situated within walking distance of Tunbridge Wells Town centre. This delightful property oozes style decadence and sophistication throughout, maintaining enviable period features such as high ceilings and a feature fireplace. The spacious well equipped kitchen/dining area has been tastefully updated to a high standard and the bathroom is a haven with its stylish three piece Victorian style bathroom suite to include a beautiful free standing roll top Victorian design bath with a wash basin to match. GFCH. Double glazed throughout. NO CHAIN

### Viewing Information

To view this property please contact Jenny Ireland from Mother Goose state Agents.

### Location

This delightful property is situated in a very popular residential area of St Johns and is a short walk from the beautiful St Johns playing fields which offers generous grounds for walking and is perfect for families. There are outdoor tennis courts close-by and the Tunbridge Wells Sport Centre with indoor tennis courts is only a short walk from the property. The railway station is also a short walk from the property which operates a fast service to all London MLS. There is a bus stop outside the property, operating a regular service to Tunbridge Wells Town Centre and beyond.



## General Description

This beautifully presented period conversion sits majestically in a very popular residential area, close to the railway station and a short walk to Tunbridge wells Town Centre. The current owner has draped this stunning apartment in sheer decadence and luxury as the grey/white colour theme flows from each room, combining both the period and contemporary feel successfully throughout. As you enter into the property there is a hallway which flows to both a large well equipped kitchen to the rear of the property and a beautifully presented light and very relaxing living room with a feature Victorian fireplace, to the front with high ceilings and bay fronted windows offering ample light. The bathroom has been tastefully updated to create a period feel with a roll top bath and accessories to reflect the Victorian theme.

\*EARLY VIEWING IS ESSENTIAL \*

## First Floor

### Hallway

Access from independent front door into carpeted area with steps up to additional hallway. Window to side. Recess area for storage. Wall mounted gas boiler. Radiator.



## Living Room

14' 5" x 14' 1" (4.40m x 4.28m) Large windows to front. Ornate feature fire place with surround, mantle above and brick inlay. Deep ornate coving. Picture rail. Deep skirting boards. Large ornate ceiling Rose. Doorway to bedroom two. Radiator.

## Kitchen

18' 2" x 13' 1" (5.54m x 4.00m) L shaped. Window to side. Laminate floor covering. Laminate effect work top housing a one and a half bowl stainless steel sink with drainer. Built-in electric oven with four ring gas hob and extractor fan above. Part tiling to walls. Attractive range of eye level and base units for storage. Recessed halogen lights to ceiling. Integrated dish-washer. Space for fridge freezer. Plumbing for washing machine. Space for generous size dining/breakfast table and chairs. Chimney breast with recess shelving. Built-in cupboard for storage. Space for hanging coats. Wall mounted ladder radiator.



## Bathroom

Obscured window to side. Tiled effect flooring. Half wood panelling to walls. Three piece Victorian style bathroom suite

comprising a WC with concealed flush, a free standing roll top Victorian style bath with mixer taps and wall mounted gravity 'rain' shower with shower curtain. Large Victorian style wash basin with built-in cupboards below, to match. Wall mounted chrome heated towel rail.

## Main Bedroom

12' 7" x 10' 6" (3.84m x 3.20m) Large window to rear. Large built-in double wardrobe. Internal high windows to hallway with obscured glass. Radiator.

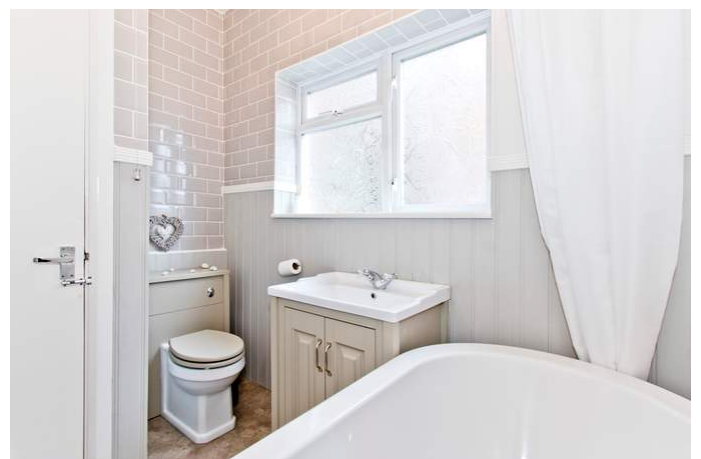
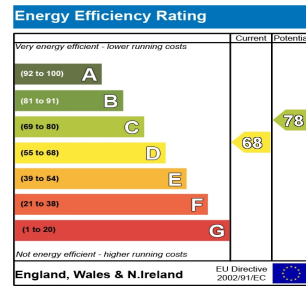
## Bedroom Two

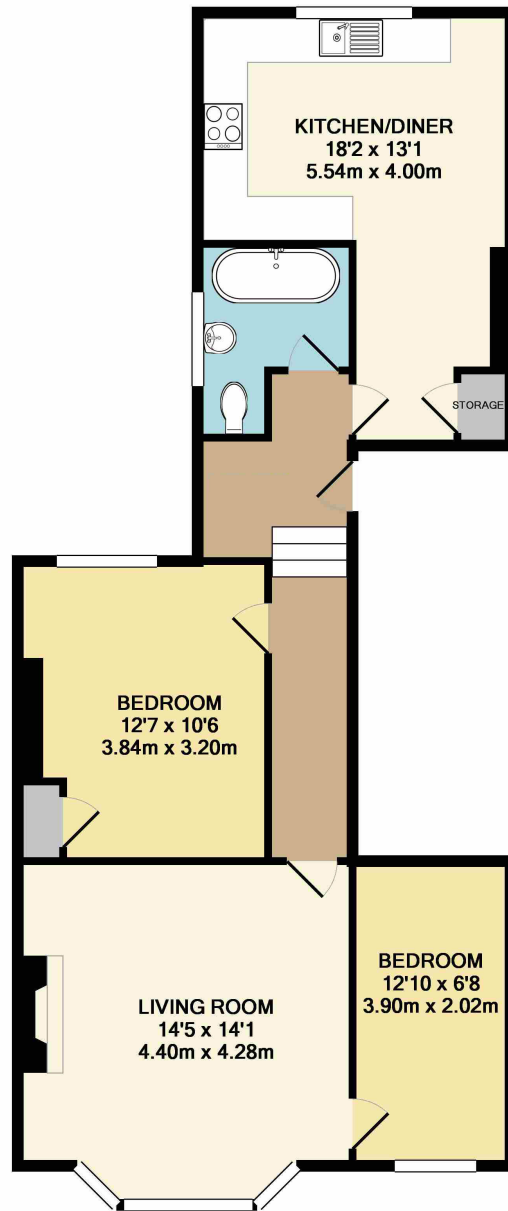
12' 10" x 6' 8" (3.90m x 2.02m) Window to front. Deep ornate coving. Picture rail. Deep skirting boards. Radiator.

## Outside

### Front Garden

Paving slabs to front door. Separately screened area designed for bins. Area of grass.





TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.3 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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