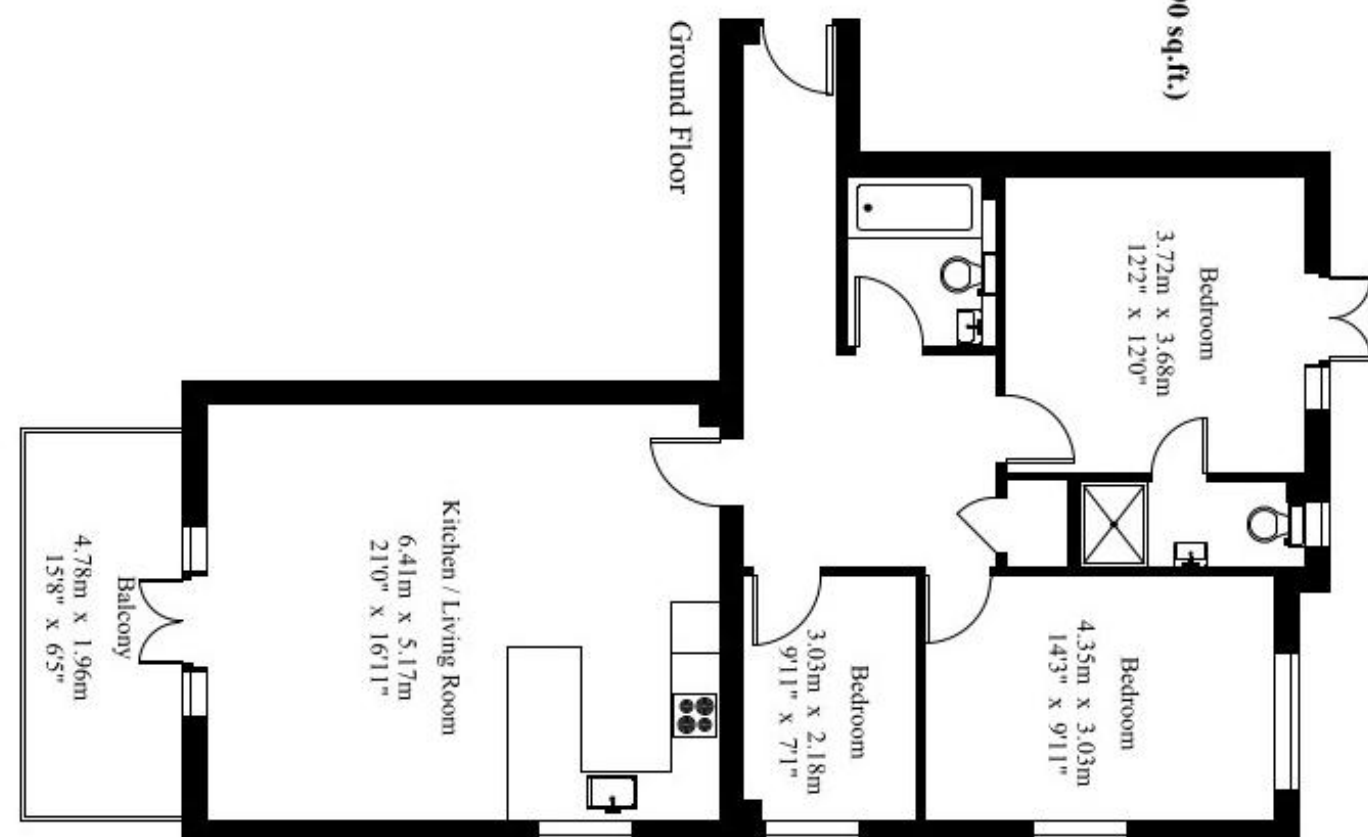


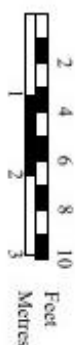
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



4 Calverley Heights
Gross Internal Area : 92.0 sq.m (990 sq.ft.)



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Calverley Heights, Sandrock Road

Tunbridge Wells, TN2 3GT

SUMNER PRIDHAM

A beautiful light and spacious 3 bedroom ground floor apartment with balcony and terrace giving immediate access to communal garden. Completely refurbished and presented to a high standard located close to Dunorlan Park and benefitting from two secure underground car parking spaces.

Communal Hall, Lift and Stairs to Underground Secure Parking for 2 Cars, Spacious Hall, Kitchen/Reception Room with Balcony, Principal Bedroom with Ensuite and French Doors to Terrace, 2 further bedrooms, Main Bathroom, Communal Garden, Double Glazed Windows, Modern Q-Rad Heating, Allocated Visitor Parking.

Guide price £545,000 Share of Freehold



29 Vale Road
Tunbridge Wells
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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ Attractive and well established location close to Dunorlan Park.
- ◆ A beautifully presented and completely refurbished ground floor apartment being sold with the benefit of no forward chain.
- ◆ Internally decorated to a high standard with modern LED lighting and new oak flooring throughout, plus heated tiled bathrooms.
- ◆ Rewired and presented with brushed steel wall sockets and light fittings.
- ◆ Attractive internal doors with detailed architraves and double glazed windows and doors throughout, all with fitted shutters.
- ◆ Modern up to date smart phone app controllable Q-Rad electric wall radiator heating throughout, plus mains pressure domestic hot water.
- ◆ Spacious hall gives access to all principal rooms. Combined Kitchen/Reception Room, enjoying a dual aspect including french doors out to large balcony providing space for outdoor entertaining.



- ◆ The new fully integrated kitchen includes quartz worksurfaces and breakfast bar, induction hob with double oven, microwave, washer dryer and dishwasher, fridge, and freezer.
- ◆ Principal bedroom with french doors out to south facing terrace and communal garden beyond.
- ◆ Ensuite shower room with large shower cubicle tiled floor and walls and large inset mirror, wall hung wash basin with cupboard beneath, low level WC, heated towel rail.
- ◆ Matching fully tiled bathroom with panelled bath, separate shower above, wall hung WC, wall hung wash basin with cupboards beneath, heated towel rail.
- ◆ Dual aspect double bedroom 2.
- ◆ Bedroom 3/office with window to the side.
- ◆ Recently decorated communal hall and new carpets to be fitted (ordered). Staircase and lift to secure underground parking spaces.

Outside

- ◆ Attractive and well established gardens laid to lawn with mature trees including Douglas Firs, Rhododendrons.
- ◆ 2 secure underground parking spaces. Allocated visitor parking, enclosed dustbin store.

Location

- ◆ An attractive and convenient location opposite Dunorlan Park and walking distance to St James Primary school.
- ◆ Just under a mile from the mainline station and less than 10 minutes' walk to the town centre and all its shops, local restaurants, and bars.

Practicalities

- ◆ Tunbridge Wells Borough Council Tax Band F.

Viewing

Strictly by appointment only through sole agents

Sumner Pridham

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