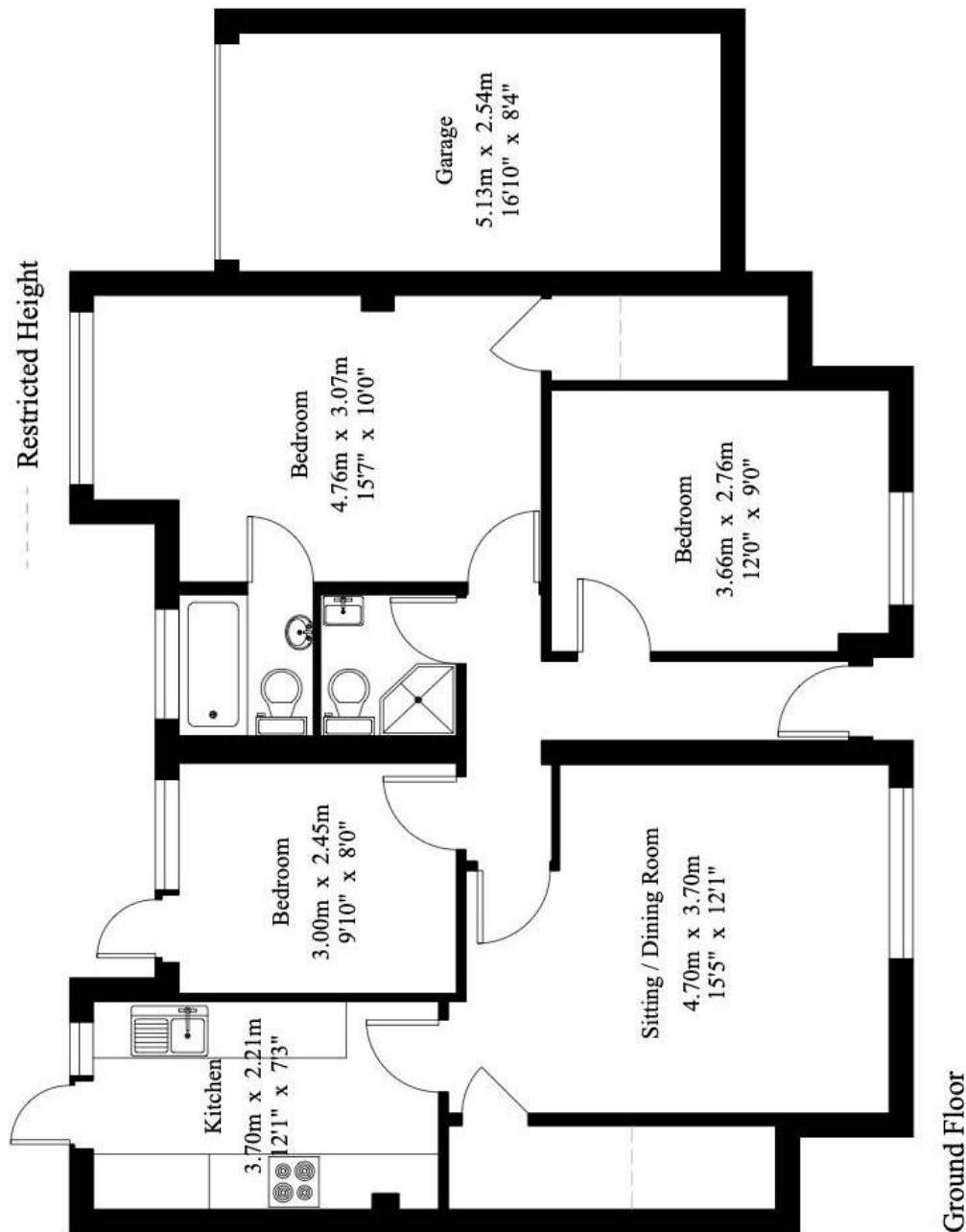


11 White Lodge

Gross Internal Area : 88.1 sq.m (948 sq.ft.)
(Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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11 White Lodge

Lansdowne Road, Tunbridge Wells, TN1 2NN

SUMNER PRIDHAM

An ideal opportunity to purchase a beautifully presented ground floor apartment with its own entrance and own garden, recently refurbished to a high standard with a brand new kitchen and bathrooms located within walking distance to the town centre, St James Primary School and further benefiting from its own garage.

Hall, Sitting Room/Dining room, Kitchen/Breakfast Room, Principal Bedroom with Ensuite Shower Room, 2 further Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Own Front and Rear Gardens, Garage.

Guide price £425,000 - £450,000 Share of Freehold *No forward chain*.



29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

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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

- ◆ Conveniently located ground floor apartment with its own entrance and private garden.
- ◆ Remodelled interior and comprehensively refurbished throughout to include brand new kitchen, ensuite shower room and separate bathroom.
- ◆ Decorated to a high standard throughout with attractive new flooring.
- ◆ Gas Fired Central heating to a new Worcester Bosch boiler.
- ◆ Attractive setting to the front overlooking St. James' Church.
- ◆ Central path with lawn either side leading to a covered porch.
- ◆ Central hall with modern recessed lighting, giving access to all principal rooms.
- ◆ Attractive limed oak flooring which continues throughout the property.
- ◆ Well fitted kitchen/breakfast room with extensive worksurfaces incorporating a breakfast bar, good range of fitted cupboards, drawers, and saucepan drawers.
- ◆ Integrated appliances include tall fridge with freezer beneath, induction hob with illuminated extractor above and double oven beneath, eye level microwave and integrated dishwasher beneath ceramic sink and drainer, window and door leading out to own private garden.



- ◆ Spacious sitting/dining room with large double glazed window to the front with attractive outlook, modern recessed lighting and door to large storage cupboard also housing plumbing for washing machine.
- ◆ Principal bedroom with large window overlooking the garden, modern recess lighting, continuation of attractive flooring, ensuite bathroom with panelled bath, large, tiled walls, low-level WC, wash basin, chrome towel rail and window.
- ◆ Separate walk in storage cupboard.
- ◆ Double bedroom 2 faces the front overlooking the front garden.
- ◆ Bedroom 3/Study has a large window and door leading out to the rear garden.
- ◆ Separate shower room off the main hall, with separate shower cubicle drench and handheld showers, low level WC, washbasin with cupboard beneath, chrome towel rail, large wall mounted mirrors, tiled floor, and walls.

Outside

- ◆ The property benefits from an attractive private garden with access from bedroom 3/office and the kitchen.
- ◆ Concrete patio leading out to a lawn, mature shrubs, and mixed hedging.
- ◆ Shrubs include an established Camellia, also a garden shed, fenced rear boundary with gate leading around to the side where there is a single garage.

Location

- ◆ A central and location within walking distance of St James Primary School, St James Church, Drs Surgery, Dunorlan Park, 5 minutes into town centre and 0.5 miles to the mainline station.

Practicalities

- ◆ The property has been completely refurbished and benefits from gas fired central heating, double glazed windows throughout, brand new bathrooms and newly fitted integrated kitchen, decorated to a high standard.
- ◆ Share of Freehold
- ◆ Service Charge £670.00pa collected twice yearly (includes £68 optional window cleaning).
- ◆ Buildings insurance charged separately £208 for 2022/23

Viewing

Strictly by appointment through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

