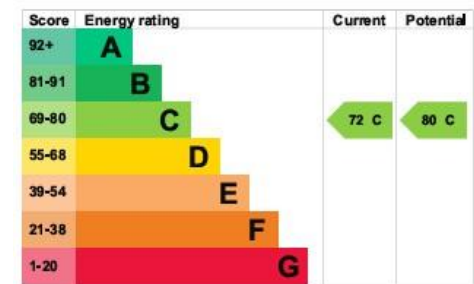


Flat 4, Avon House

Apartment - Gross Internal Area : 155.5 sq.m (1673 sq.ft.)



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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.



Apartment 4, Avon House

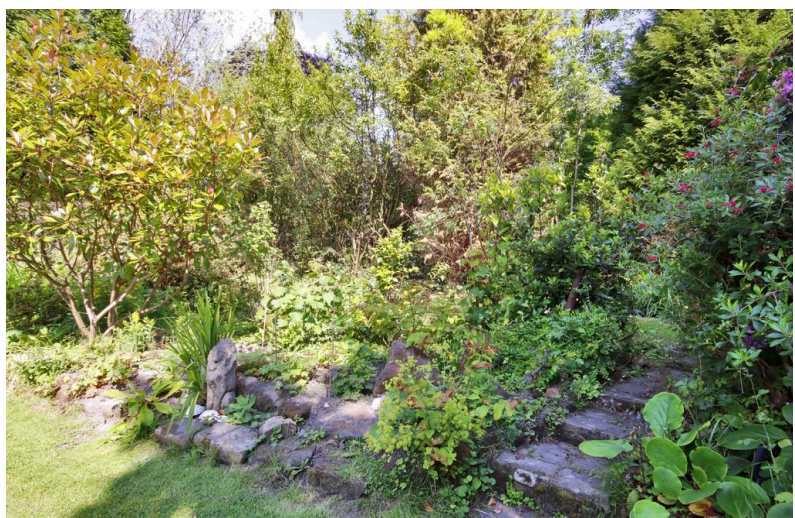
2 Garden Road, Tunbridge Wells, TN1 2XL

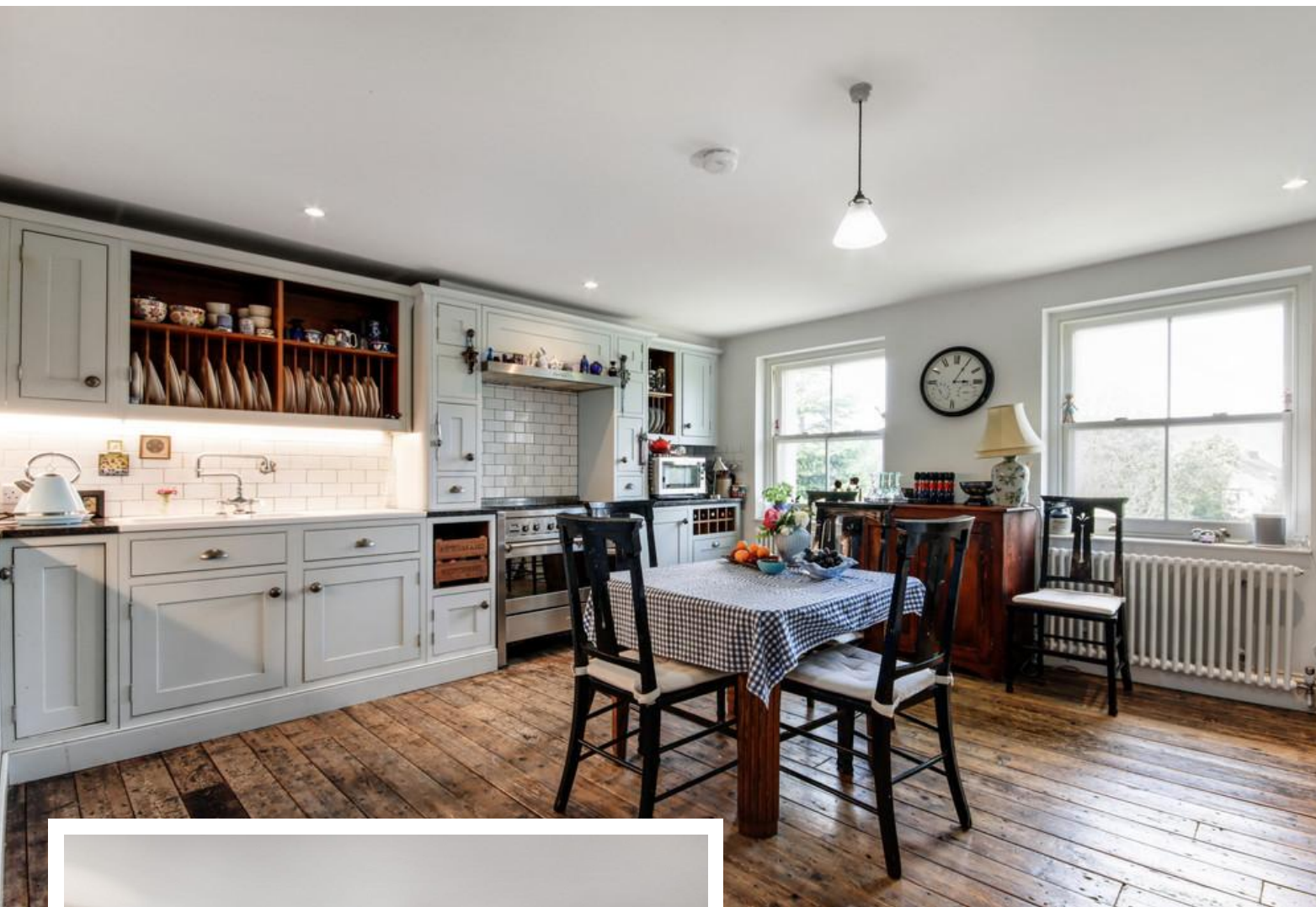


A magnificent 3 bedroom apartment occupying the entire top floor of an impressive period building significantly updated and beautifully presented with commanding surrounding views and benefitting from, a roof terrace, its own private garden and two allocated parking spaces all within minutes' walk of the town centre.

Spacious Hall, Sitting Room, Kitchen/Dining Room, Utility Room, Principal Bedroom with Ensuite Shower Room, 2 further Bedrooms, Bathroom, Walk-in Storeroom, Private Garden, 2 allocated Parking Spaces.

Guide price £700,000 Share of Freehold





Property Description

- ◆ A magnificent and spacious 3 bedroom top floor apartment with its own garden and two parking spaces.
- ◆ Convenient location within minutes' walk of the town centre, St. James' Primary School and Dunorlan Park.
- ◆ Significantly upgraded and beautifully presented to include timber double glazed sash windows throughout and well-appointed Kitchen and Bathroom.
- ◆ Large, covered terrace providing an outside seating area adjacent to front door and enjoying commanding views.
- ◆ Substantial covered external staircase to top floor.
- ◆ Front door leads into a spacious and attractive hall finished with exposed floorboards and giving access to all principal rooms.
- ◆ Walk in store cupboard with shelving, power and light connected.
- ◆ Sitting room features a wide shallow bay to the front, far reaching views over Lansdowne Road and towards the town centre, marble fireplace with cast iron and tiled inset and 3 column radiators.
- ◆ Kitchen/Dining room is beautifully fitted with solid wooden painted cabinetry with granite worksurfaces and double ceramic sink, bespoke fitted pantry cupboard and comprehensive range of matching wall mounted cupboards.
- ◆ Appliances include a Smeg 6 burner Range Cooker with extractor above, Smeg dishwasher, pair of sash windows to the rear again with far reaching views with two column radiators beneath.



- ◆ Utility room fitted with distressed decorated cupboards and worksurfaces, housing plumbing for washing machine, gas boiler and unvented hot water tank, window and door leading out to the large, covered terrace.
- ◆ Principal bedroom enjoys a dual aspect outlook plus 2 windows to the rear with far reaching views, two column radiators and one wall presented with a feature exposed brick wall surrounding the period fireplace.
- ◆ Ensuite shower room with large shower cubicle, low level WC, pedestal washbasin, tiled walls and heated tiled floor, chrome towel rail and window to side.
- ◆ Double Bedroom 2 has two windows to the front with views with column radiators beneath and fitted wardrobe.
- ◆ Bedroom 3 with window to the front and column radiator.
- ◆ Second bathroom has a heated slate tiled floor, panelled bath with plumbed shower at one end, low level WC, pedestal wash basin, window and tiled walls.

Outside

- ◆ One of the many features of this property is the large, covered terrace/balcony providing ample space for seating and enjoyment of the superb view. Access to the terrace is from both the utility and front door.
- ◆ **Private Garden:** is to the rear of this impressive period building and accessed by a gravelled path.
- ◆ The private well established garden is laid mainly to lawn with a variety of flowering shrubs and trees which provide privacy.
- ◆ **Allocated Parking:** there are 2 allocated parking spaces to the property one at the front marked Flat 4 and a second space at the rear of the property behind the garden.

Practicalities

- ◆ Avon House is a magnificent period property dating back from the late 1800's and converted to 6 apartments in circa 1970, it benefits from a share of Freehold and is held under a 999 year lease.
- ◆ Current service charge is approximately £153 monthly and is council tax band B.

Location

- ◆ Conveniently located within minutes' walk into the town, Victoria Shopping Centre, St James Primary School, and just over half a mile from the mainline station.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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