



Second Floor

35 Chancellor House
Apartment - Gross Internal Area : 104.9 sq.m (1129 sq.ft.)



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

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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.



35 Chancellor House
Tunbridge Wells, TN4 8BT

SUMNER PRIDHAM

A much improved and beautifully presented 3 bedroom second floor apartment with commanding views over impressive communal gardens in one of Tunbridge Wells, premier apartment blocks. Concierge 8 to 4.30 pm 7 day a week.

Entrance Foyer with Concierge, Lift and Staircase to second floor, Hall, Sitting/Dining Room, Fitted Kitchen, 3 Bedrooms, Bathroom, separate WC, Communal Gas Fired Central Heating with radiators to all rooms, Communal Gardens, Residents Parking.

Guide price £395,000 Share of Freehold *No Forward Chain*





Property Description

- ◆ A beautifully presented and much improved 3 bedroom apartment.
- ◆ Peaceful, park like setting benefitting from well-tended communal gardens.
- ◆ Attractive views from all rooms.
- ◆ Service charge includes cost of central heating and hot and cold water.
- ◆ Quiet, convenient location to Tunbridge Wells Common within walking distance of the town centre.
- ◆ Impressive foyer with seating, picture window with views to the garden and porters office.
- ◆ Lift and staircase to the second floor.
- ◆ 35 Chancellor House is beautifully presented and benefits from replastered ceilings and walls and now includes moulded corniced ceilings to halls and principal rooms.
- ◆ Large well-proportioned rooms with tall ceilings.
- ◆ Spacious entrance hall with coat/storage cupboard with hanging rail and shelving, housing the circuit breaker and electric meter.
- ◆ Sitting/dining room benefits from a dual aspect to both the front and rear overlooking the rear gardens.
- ◆ Well-fitted kitchen with window overlooking the rear garden.



- ◆ Range of worksurfaces over 3 walls incorporating a one and a half stainless steel sink and drainer and ceramic hob with stainless steel extractor above.
- ◆ Appliances include integrated microwave, electric oven, dishwasher, washing machine, tall fridge and freezer. Good range of cupboards and drawers plus a pull out breakfast bar and matching wall mounted cupboards.
- ◆ Study bedroom 3 with window overlooking rear garden and built in shelved cupboard.
- ◆ Inner hall off of the main hall with heated linen cupboard and access to both double bedrooms with windows to the front and both with built in wardrobe cupboards.
- ◆ Bathroom comprising white suite with walk in bath with shower attachment, washbasin with cupboards beneath, low level WC with concealed cistern, chrome towel radiator, fully tiled walls and tiled floor, separate WC with washbasin.

Outside

- ◆ Chancellor House enjoys an exceptional setting with park like grounds with mature trees and notable ancient Cedar.
- ◆ The grounds are beautifully maintained with separate allocated areas for parking.

Location

- ◆ Highly sought after location set behind Mount Ephraim, close to Tunbridge Wells common, half a mile from the mainline station and 0.8 miles from the Victoria Shopping Centre.

Practicalities

- ◆ Apartment 35 is held under a 999 year lease which commenced on the 1st January 1978, it also benefits from a share of the freehold.
- ◆ Service charge approximately £7800 per annum which includes a concierge on duty from 8 am to 4.30 pm, a night porter 7 days a week, general cleaning, building and grounds maintenance, gas central heating, domestic hot water and sewage.

Viewing

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

