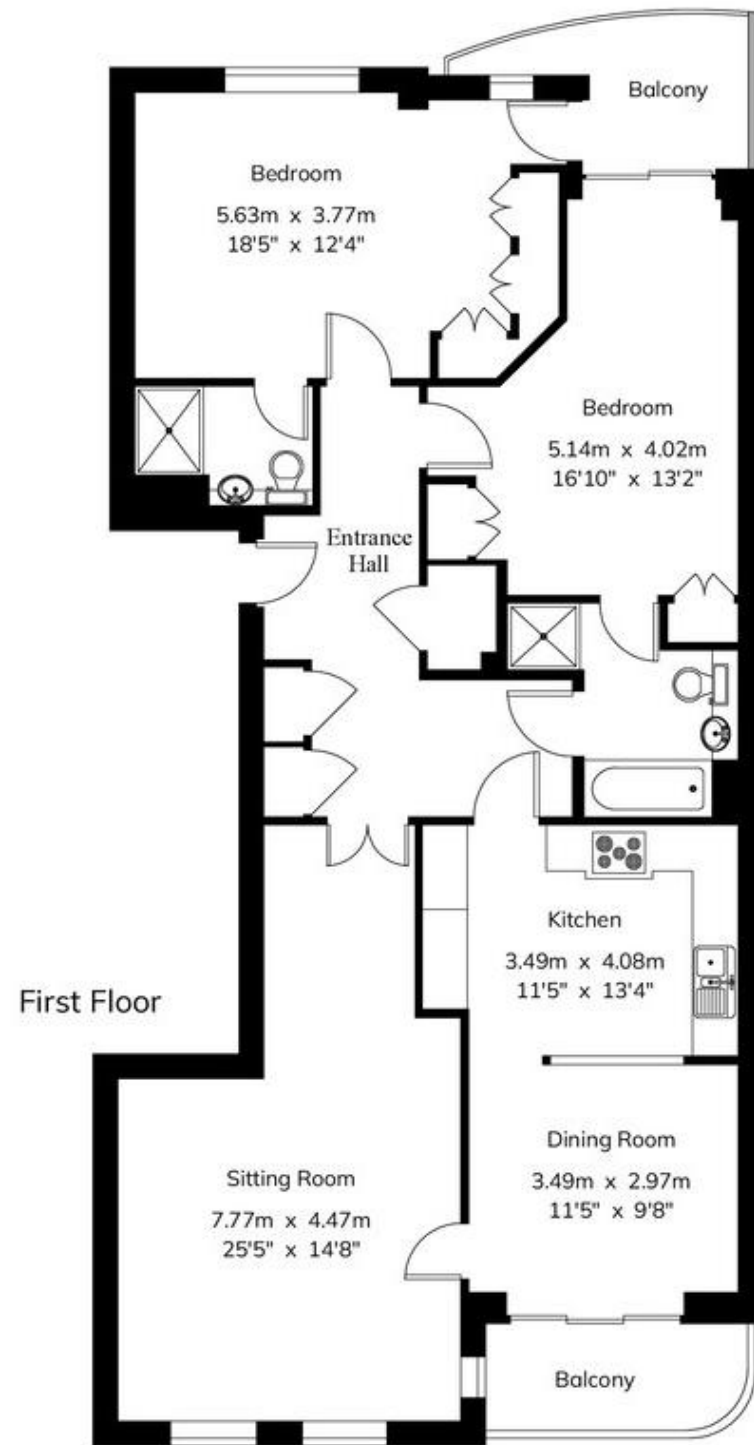


## 6 Norfolk Heights

Gross Internal Area : 116.2 sq.m



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Norfolk Heights, Church Road

Tunbridge Wells, TN1 1JB

**SUMNER PRIDHAM**

A recently upgraded and beautifully presented light and spacious two-bedroom dual-aspect apartment in a prestigious central setting within 0.3 miles of the central station. Features include new light-brushed oak floors throughout. Balconies off the kitchen and bedrooms, secure underground parking. Chain Free.

Communal hall, lift and staircase to 1<sup>st</sup> floor, hall, sitting room, kitchen/dining room, two double bedrooms, separate and ensuite bathrooms, gas central heating, double-glazed windows, lift to secure underground parking.

**Guide Price £600,000 - £625,000 Leasehold \*Chain Free\***





### Property Description

- ◆ Beautifully presented two-double bedroom apartment in a central location
- ◆ Dual aspect with balconies from the reception room and bedrooms to enjoy morning and afternoon sunshine
- ◆ Further enhanced with new light-brushed oak floors and new integrated kitchen
- ◆ Sought-after location close to Tunbridge Wells Common and Trinity Arts Centre and within 0.3 miles of Central Station
- ◆ Well managed building evidenced by clean and tidy communal areas
- ◆ Own front door leads into a spacious hall with new light-brushed flooring which continues throughout the apartment.
- ◆ Useful cloaks/storage cupboards plus heated linen cupboard with a unvented hot water tank
- ◆ Large well-proportioned sitting room with a pair of sash windows enjoying a west facing attractive



- ◆ outlook
- ◆ Spacious kitchen dining room leading out to a west-facing balcony, upgraded kitchen featuring Quartz work surfaces with inset stainless steel sinks, comprehensive range of cupboards and drawers beneath and matching wall-mounted cabinets with under-lighting.
- ◆ Integrated appliances include stainless steel Bosch 5 gas hob with stainless steel extractor above Bosch eye-level fan-assisted oven and matching Bosch microwave, washing machine, and dishwasher.
- ◆ Double bedroom 1 has an attractive outlook, a pair of double wardrobe cupboards, access to balcony
- ◆ Ensuite shower room with shower cubicle
- ◆ Wash basin cupboard low level WC with concealed cistern fitted wall mirror and heated towel rail.
- ◆ Double bedroom two features sliding patio doors out to a balcony, built-in double wardrobe cupboard
- ◆ Ensuite bath/shower room panelled bath, wash basin cupboard beneath low-level WC with a hidden cistern headed towel rail, tiled walls, and further door to hall.
- ◆ Lift and staircase down to the secure underground parking with allocated parking space for apartment 6, vehicle access is from York Road.

### Practicalities

- ◆ 103 years remaining of a 125-year lease.
- ◆ Managed by Alexander Boyes
- ◆ Service charge £6,000 per annum and ground rent £220.

### Location

Norfolk Heights is ideally located for those seeking a central position, Tunbridge Wells common is on the doorstep and the Pantiles High Street are within easy walking distance. Mainline station 0.3 miles.

