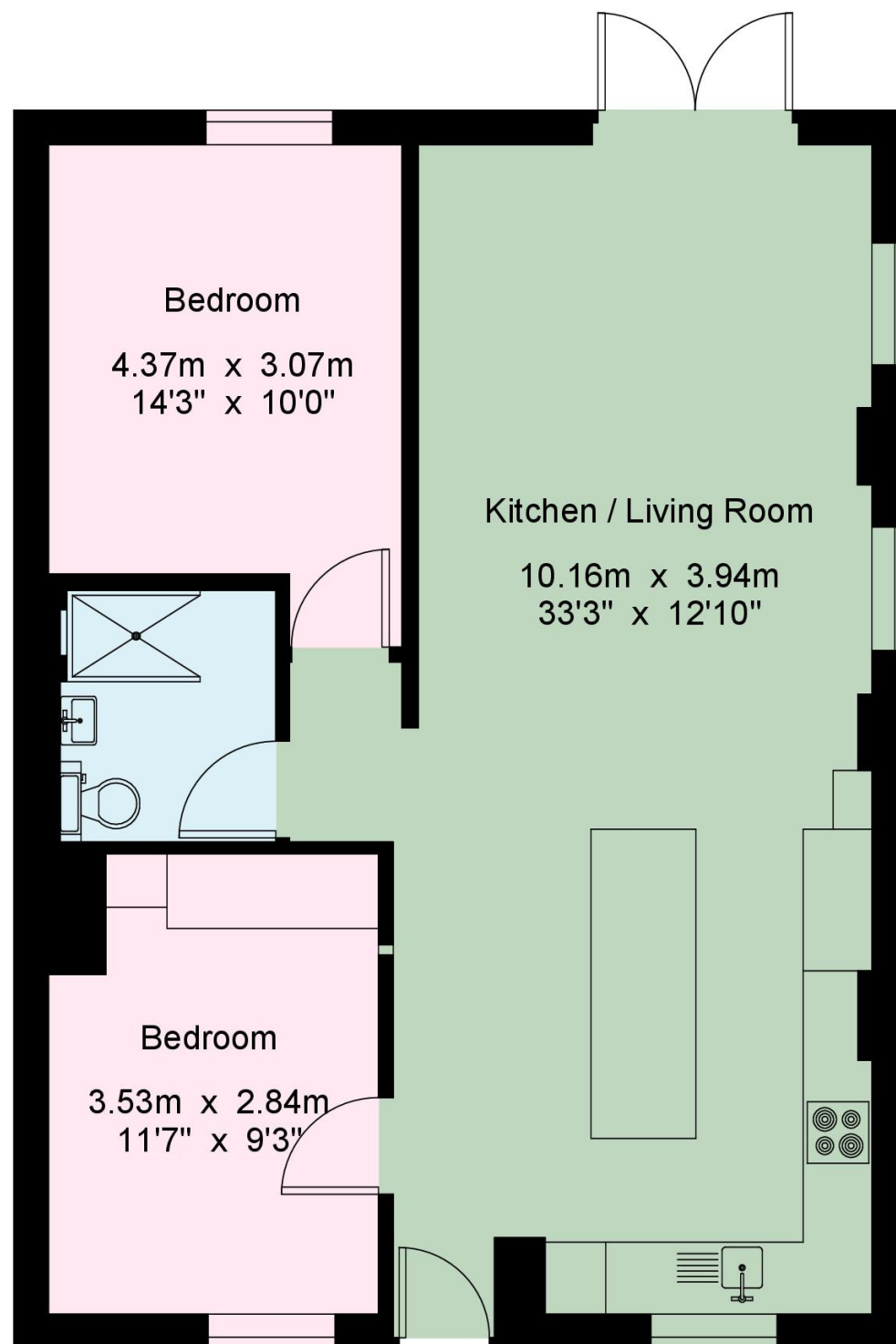




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E 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

## Flat 1, Mark Court

House - Gross Internal Area : 73.1 sq.m (786 sq.ft.)



29 Vale Road  
Tunbridge Wells  
Kent  
TN1 1BS

www.sumnerpridham.co.uk  
info@sumnerpridham.co.uk  
01892 516615

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.



## Flat 1, Mark Court 6 Frant Road

Tunbridge Wells, TN2 5SJ

**SUMNER PRIDHAM**

A beautifully presented and quietly located ground floor apartment close to the Pantiles and central station. Significantly remodelled and upgraded to create well-appointed open plan living, further benefits include French doors out to a seating area and garden, underground allocated parking.

Open Plan Kitchen Sitting Dining Room, 2 Double Bedrooms, well-appointed Shower Room, Gas Fired Central Heating, Secure Underground Parking, Double Glazed Windows.

**Guide price £400,000 - £415,000 Share of Freehold \*Chain Free\***

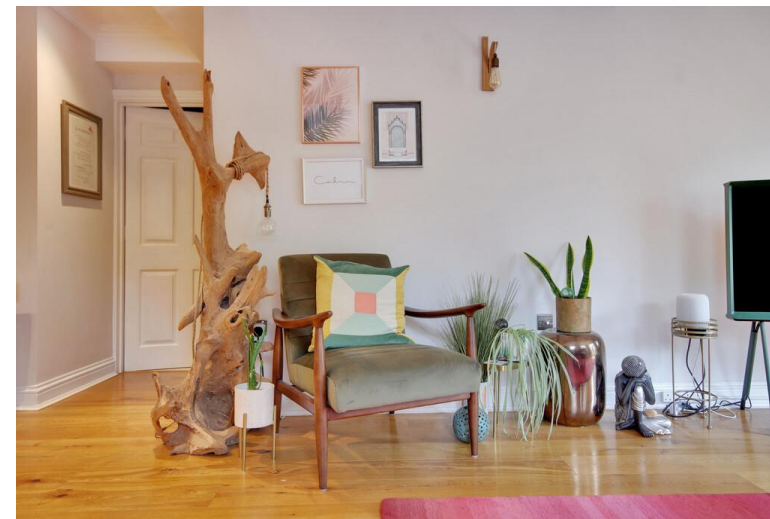


Flat 1, 6D Frant Road, Tunbridge Wells, TN2 5SJ



## Property Description

- ◆ Beautifully presented ground floor apartment upgraded to a high standard.
- ◆ Quietly located off the Frant Road within easy walking distance to the Pantiles and High Street.
- ◆ Remodelled in 2015 to create open plan living and finished with engineered flooring throughout.
- ◆ The well-appointed kitchen features Corian worksurface and sink, matching island unit with a superb oak breakfast bar extension.
- ◆ AEG appliances are included in the sale comprising fridge freezer, washing machine, dishwasher, oven, hob and extractor.
- ◆ Secure underground parking includes metal storage cabinets.
- ◆ The apartment is being sold with the benefit of No Forward Chain.
- ◆ Own front door leads into a superb triple aspect open plan kitchen day room.
- ◆ The room is ostensibly divided into 2 areas, the kitchen has been fitted with attractive Magnet Luna Cashmere Cabinets, enhanced by Corian worksurfaces with inset Corian sink.
- ◆ Matching Corian Island which features a 6 seater breakfast bar and includes a beautiful piece of solid oak to one end.



- ◆ Comprehensive range of cupboards and wall mounted cabinets one housing Worcester Gas Fired combination boiler, matching Luna Cashmere bookcase at one end which blends the kitchen into the seating area.
- ◆ The sitting room enjoys a dual aspect with French doors out to the garden.
- ◆ Double bedroom 1 is to the rear of the property with fitted triple wardrobe cupboards providing ample hanging and shelving space.
- ◆ Double bedroom 2 is fitted with high end Hammond's furniture providing ample shelving and hanging space and finished with brass door handled furniture.
- ◆ Well-appointed shower room fitted by Ripples and features a large walk in shower fitted with drench and handheld showers, illuminated shampoo shampoo/soap recess, wall mounted washbasin with illuminated mirror above and pull out drawer beneath low level WC with hidden cistern, tiled floor and walls, towel rail and air extractor.

## Outside

- ◆ French doors from the sitting room lead to a paved patio area with a wall mounted Gazebo above the doors.
- ◆ The communal gardens are laid mainly to lawn with mature shrub background.
- ◆ A path to the side of the property leads down to a lockable gate giving access to Linden Park Road and beyond to the Pantiles.
- ◆ **Underground Parking:** Beneath the property there is vehicular access to an allocated parking space where there is sufficient space for a metal storage cabinet, the area is illuminated with electric power points.

## Practicalities

- ◆ The property is held under a 125 year lease which commenced in February 2005 and also benefits from the share of freehold.
- ◆ Service charges are £1800 per annum which includes financial management, maintenance, insurance and gardening.

## Viewing

Strictly by appointment only through sole agents Sumner Pridham  
01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

