



4, 103 Mount Pleasant Road, Tunbridge Wells
Price £199,950

DOORKNOBS



A stunning and contemporary two bedroom apartment situated in the heart of Tunbridge Wells, which has been recently modernised to a high standard.

Price £199,950



Location

This apartment is situated within a modern block of apartments, situated in the heart of Tunbridge Wells and within a stones throw to the town centre and mainline station which offers regular services to London Charing. The block was built in approximately 1975 originally as a bank and then later developed into a block of 7 flats. Located on the 2nd floor via the stairs or lift, this apartment enjoys views over

the town centre and the Royal Opera House.

Description

This property has undergone a total refurbishment to include a fabulous contemporary kitchen, engineered oak flooring and a stylish modern shower room with contemporary fixture and fittings.

The accommodation comprises of a spacious open plan kitchen/living room

with large windows offering plenty of light and attractive views over the Royal Opera House. There are two good size bedrooms and a shower featuring a large walk in shower.

Lease Information

The property is leasehold with a 125 year lease that started on 1st January 2005. The ground rent is currently at £75 per annum. There is a quarterly contribution to the sinking fund as well as a quarterly service charge. Please refer to the office for further details.




Flat 4, 103 Mount Pleasant Road, Tunbridge Wells

Gross internal area (approx.)

House - 62.8 sq m (675 sq ft)

For identification only - Not to scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(50-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		80	83
		EU Directive 2002/91/EC	



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