



2 Beulah Road, Tunbridge Wells
Price £299,000

DOORKNOBS



Doorknobs are pleased to welcome to the market this stunning 2 bedroom, 2 bathroom apartment with the benefit of its own entrance, allocated parking and communal gardens.

Price £299,000



Location

The property is situated within easy walking distance of the Mainline Station and Town Centre. Within a short 10 -15 minute walk are the well-known historic Pantiles, on which regular events are held, including Jazz evenings, and farmers and foreign food markets. Tunbridge Wells offers a wide range of shopping and entertainment facilities, such as Trinity Theatre, the Assembly Halls and Royal Victoria Shopping Centre, to name but a few.

The mainline station is approximately 10-15 minutes walk away. From there regular services run to London Bridge, Cannon Street and Charing Cross, with a journey time of

around 50 minutes.

Description

As you enter this stunning property through a solid oak front door, you come through to the hallway, where the boiler is located. This then leads through to an impressive living room, which is of great size, with neutral décor and some period features such as ceiling roses and decorative skirting. There is solid wood flooring, which extends into the kitchen, and an electric flame effect fire set into an oak fire surround with marble hearth.

The kitchen has been beautifully modernised and has white high gloss units with

downlighters underneath and LED lights within the kickboard. It features a bespoke, locally crafted white Corian worksurface with colour matched moulded sinks and grey acrylic splashback. It sweeps round to form a breakfast bar with copper pendant light fittings above. Oven, hob and dishwasher are integrated, whilst a cupboard houses the washing machine and tumble dryer. Space for fridge/freezer.

A door off the living room leads to an inner hallway from which two bedrooms and the shower room can be accessed. The master bedroom is a great size with a double aspect view, neutral décor and neutral carpet. The fully tiled en-suite bathroom is fitted with a white suite comprising of a bath with thermostatically controlled shower above, hand basin and wc. The second bedroom is a smaller double, neutrally decorated and with outlooks to the side.

The shower room has been fitted with shower cubicle and a corner hand basin and wc. Both shower and bathroom have ladder heated towel rails which run off either the central heating system, or electric for summer.

Externally the property offers one off road allocated parking space, as well as a patio area immediately outside the flat entrance, which then further leads onto the communal garden.

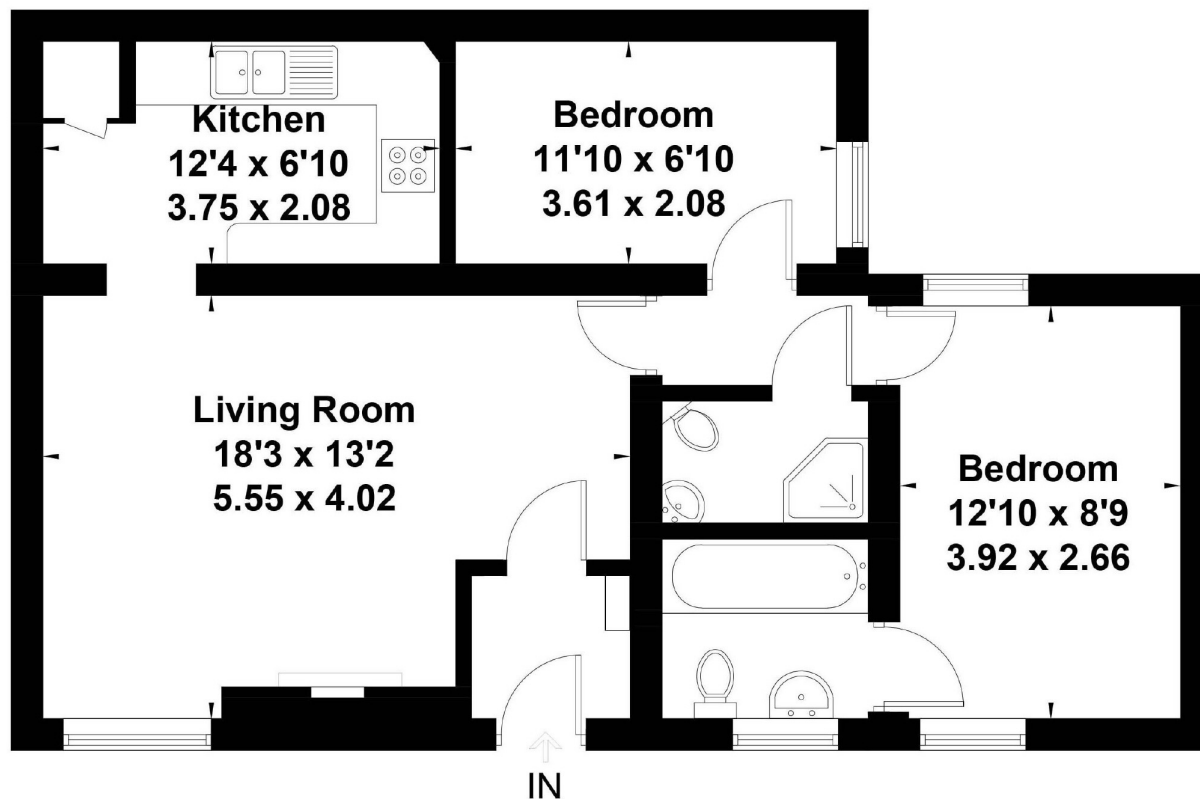
Lease Information

The property come with a Share of the Freehold, with its lease expiring in March 2993. There is no ground rent, but the service charge is currently at £100 per month.

There is a sinking fund with currently around £19,000 in the account.



Approximate Gross Internal Area = 60.8 sq m / 654 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	76
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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		71	79
EU Directive 2002/91/EC			



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