



Mount Ephraim, Tunbridge Wells
Price £365,000

DOORKNOBS



Doorknobs are pleased to welcome to the market this lovely two bedroom, two bathroom ground floor apartment which has been modernised to a high standard and is situated in the heart of Tunbridge Wells.

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Location

The property is located in a much sought after location of Tunbridge Wells, with its close proximity to Tunbridge Wells Common, Mainline Station, and Town Centre.

Tunbridge Wells offers a wide range of shopping and entertainment facilities which is within a 10-15 minute walk, such as the Theatre, Royal Victoria Shopping Centre, the old high street which offers a wide range of boutique

shops and local cafés and the well known historic Pantiles.

Description

On entrance to the property you come through to a large hallway with an entry phone system and doors leading onto all rooms, including the benefit of a separate cloakroom and a storage cupboard.

A large living room which has been neutrally decorated with many period

features including high ceiling, feature fireplace and picture rails. Two large decorative windows overlook the front of the property with sweeping views over Tunbridge Wells.

The kitchen is a fantastic size with still some period features including a feature fireplace, and has been fitted with a range of modern wood laminate floor and wall hung units with a black granite effect worktop. A large window overlooks the rear, and allows plenty of light.

There are two large double bedrooms which have been neutrally decorated, the master being situated to the rear of the property with a large bay window to the side and the benefit of large fitted wardrobes. Both rooms benefit from en-suite shower/bathrooms. The master bedroom having an en-suite bathroom comprising of a white suite including a bath with a shower above, hand basin and w.c. There is an en-suite shower room to the second bedroom.

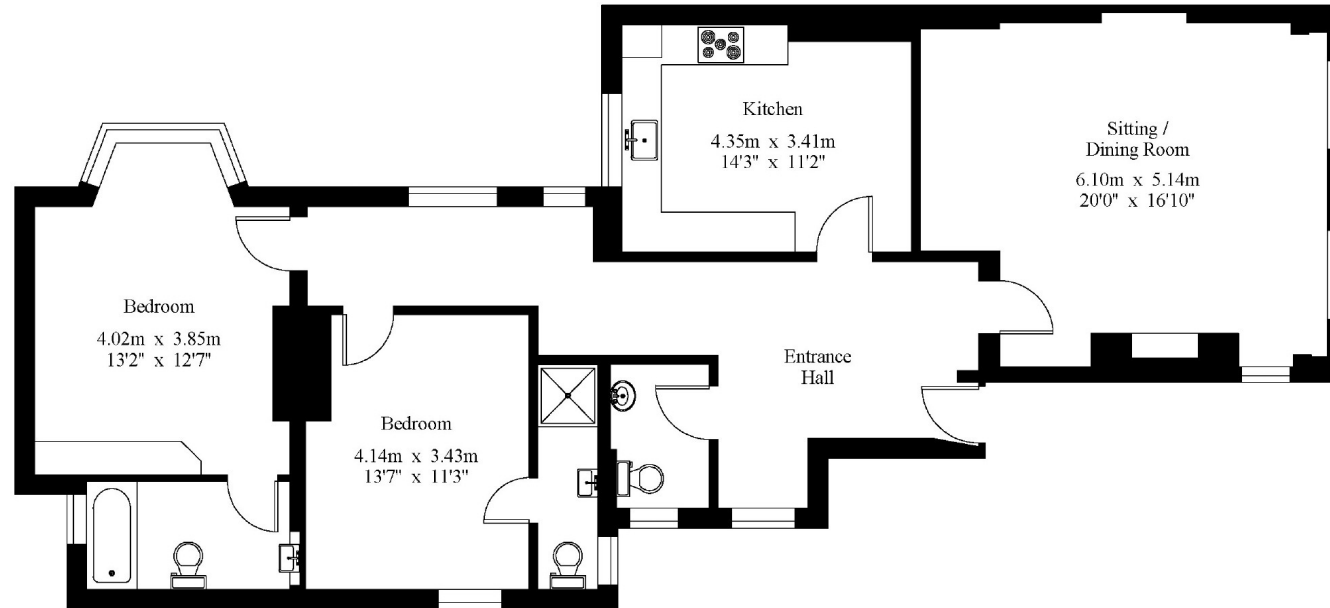
Lease Information

The property is leasehold and has a 125 year lease starting in January 1999. The current ground rent is at £100 per annum and the service charge currently at £1080 per annum including the building insurance.



Walden House

Gross Internal Area : 114.6 sq.m (1233 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		57	66
		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		51	61
		EU Directive 2002/91/EC	



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