

# 7 Bucklers Close

Tunbridge Wells • Kent • TN2 4XB







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**Kings Estates are pleased to offer this spacious ground floor apartment with its own private entrance, decked patio area and garage, situated in a tucked away, yet convenient central position overlooking wonderful communal gardens and being within easy walking distance of the town centre, train station and Dunorlan Park. Internal viewing comes highly recommended.**

- Spacious Ground Floor Apartment
- Accommodation Totalling 992 Sq Ft (92.2 Sq. M)
  - 3 Bedrooms, Shower Room & Separate WC
  - 17ft Sitting Room & Separate Fitted Kitchen
- Own Private Entrance Door & Decked Patio Area
  - Wonderful Communal Gardens
- Easy Walking Distance of the Town & Train Station
  - Garage En Bloc & Residents Parking
  - Viewing Comes Highly Recommended

EPC Rating: D



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#### DESCRIPTION

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#### SITUATION

Affording an excellent location, just to the east of Tunbridge Wells town centre, this property is set within a residential cul-de-sac overlooking fine communal grounds and is within a few hundred yards of the pedestrianised precinct and access into the Royal Victoria Place shopping mall. Access to Dunorlan Park is close by and the A21 which links to the M25 motorway, London and the South Coast is about 1.5 miles distant. The mainline railway station is two thirds of a mile and provides fast commuter train services to London. Within the area generally there is a good mix of sport, leisure and recreational facilities.

Tunbridge Wells station 0.7 miles. High Brooms Station 2.2 miles. Tonbridge 6.4 miles. Sevenoaks 14.0 miles. London 45 miles. (All distances are approximate)

#### ACCOMMODATION

Sealed unit obscure private entrance door to:-

#### ENCLOSED PORCH

Built in cupboard housing the electric fuse board. Sealed unit obscure double glazed window to side. Fitted coconut mat, obscure glazed door to and from the entrance hall.

#### ENTRANCE HALL

Built in airing cupboard housing the hot water cylinder and with shelving, built in cupboard housing the Potterton warm air electric central heating boiler, coved ceiling, wood effect flooring. Doors leading off to:-

WC Low level wc and wall mounted wash hand basin, wall mounted extractor, wood effect flooring.

#### KITCHEN 13' 0" x 7' 1" (3.96m x 2.16m)

Sealed unit double glazed window to front. A range of matching wall and base units with work surfaces over incorporating 1.5 bowl stainless steel sink unit with side drainer, four ring electric hob with extractor hood above, built in electric oven and grill, space and plumbing for washing machine, integrated and concealed fridge freezer, localised metro wall tiling, ceramic tiled flooring.

#### SITTING ROOM 17' 3" x 17' 1" (5.26m x 5.21m)

Sealed unit double glazed picture window and door overlooking and giving access to the decked patio area and the communal gardens beyond. Electric fire with surround, coved ceiling, TV aerial points, wood effect flooring.

#### BEDROOM ONE 15' 0" x 10' 1" (4.57m x 3.07m)

Sealed unit double glazed window to rear overlooking the communal gardens. Fitted bedroom furniture to include wardrobes, drawers and dressing table, coved ceiling, wood effect flooring.

#### BEDROOM TWO 13' 0" x 8' 3" (3.96m x 2.51m) (Currently being used as a dining room / study)

Sealed unit double glazed window to front. Built in storage cupboard, coved ceiling, wood effect flooring.



### BEDROOM THREE 11' 7" x 6' 8" (3.53m x 2.03m)

Sealed unit double glazed window to side. Coved ceiling, wood effect flooring.

### SHOWER ROOM

Sealed unit obscure double glazed window to front. A white white comprising low level wc, pedestal wash hand basin and fully tiled shower enclosure with wall mounted electric shower unit over, wall mounted fan heater and shaver point, fully tiled walls and flooring.

### OUTSIDE

#### PRIVATE DECKED PATIO AREA

Providing an ideal area for seating and entertaining. Accessed via the door to and from the sitting room and the communal gardens.

#### COMMUNAL GROUNDS

The communal grounds in the centre of the development are a delightful feature being primarily laid to lawn with established specimen trees and shrubs to assorted beds and borders that afford the development a good degree of privacy from Bayhall Road.

### GARAGE 17' 0" x 8' 7" (5.18m x 2.62m)

Single garage en bloc with up and over door to front.

### OTHER INFORMATION

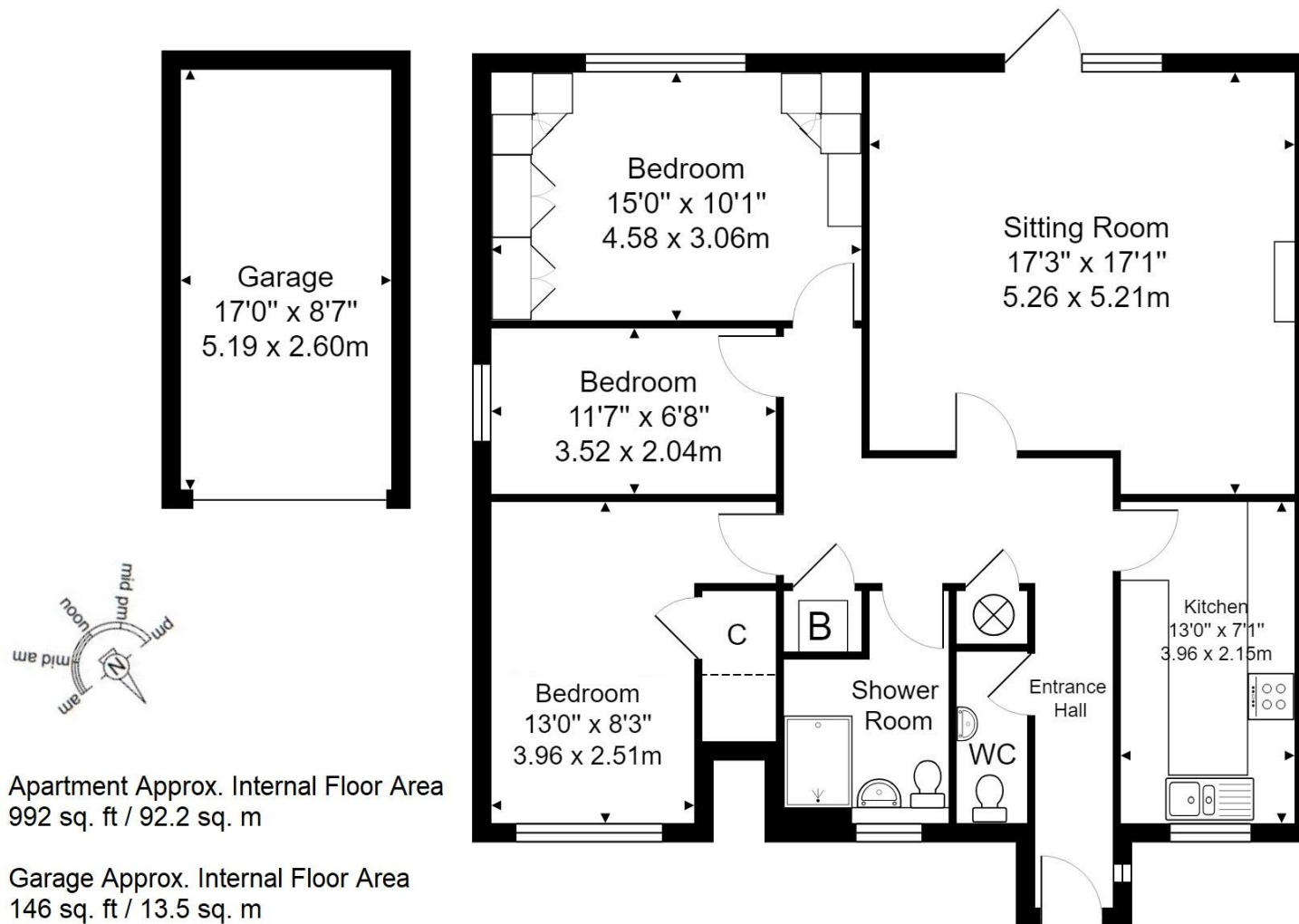
TENURE - Share Of Freehold

LEASE - 999 years commencing 01/07/2006

SERVICE & MAINTENANCE CHARGES - £1,200pa

COUNCIL TAX BAND - C - £1,525.96 for the year 2018/19





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.









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