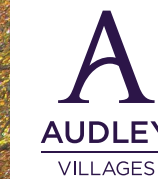


# 19 Willicombe Park

Guide Price £350,000  
(other fees apply)



*It can only be Audley.*



A charming two-bedroom bungalow in a secluded location yet close to the main house with all of its amenities. Complete with a pretty rear garden terrace.

The kitchen was recently refitted, and the main bedroom has ensuite facilities. The second bedroom can be used alternatively as a study or dining room etc.. The bungalow has a parking area to the front and is approached by a convenient covered walkway.

**Property specifications:**

- Prime yet secluded location
- En-suite shower room to the main double bedroom
- Spacious lounge-diner with access to the terrace
- Modern fitted kitchen with Oven Hob fridge freezer washer dryer & dishwasher
- Further guest bathroom off the main hallway
- Second bedroom/Dining/Hobby room
- Gas fired central heating and double glazing

**Fees**

Monthly management fee £1,214.89

Annual ground rent £200

Parking: No parking fees apply

Council Tax Band: F

**Tenure:** Leasehold

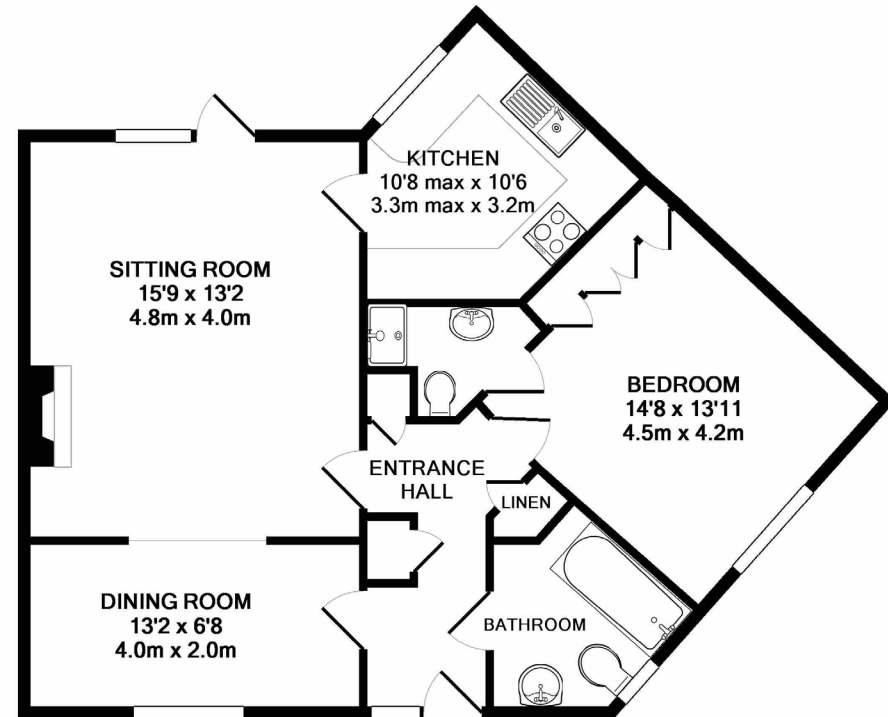
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1.5% per year of the final achieved sale price, or the open market value, whichever is greater, in year 1 followed by 0.5% per subsequent years up to a maximum of 5.

Viewing by appointment with the sales office.

01892 457 002    [willicombesales@audleyvillages.co.uk](mailto:willicombesales@audleyvillages.co.uk)

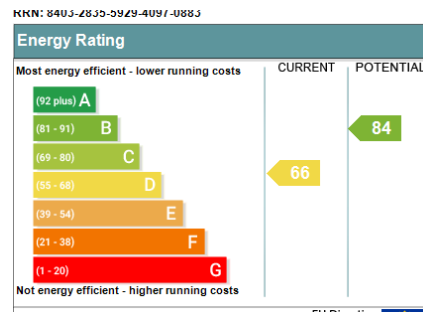


Internal Measurements	Metric (m)	Imperial (ft)
Sitting room	4.8 x 4.0	15'9" x 13' x 2"
Dining Room/Bedroom 2	4.0 x 2.0	13'2" x 6'8"
Main Bedroom	4.5 x 4.2	14'8" x 13'11"
Kitchen	3.3 x 3.2	10'8" x 10'6"
Rear Terrace/Patio	N/A	N/A



Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.



19 WILLICOMBE PARK, TUNBRIDGE WELLS TN2 3US  
TOTAL APPROX. FLOOR AREA 652 SQ.FT. (60.6 SQ.M.)

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. 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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