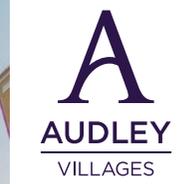


33 Willicombe Park

Guide Price £360,000
(other fees apply)



It can only be Audley.



This charming and spacious south-facing, sunny two-bedroom maisonette has a prime location very close to all the central village amenities being adjacent to the main house. The lounge-dining room is double aspect with pleasant views over the landscaped gardens of Willicombe Park.

The main bedroom has an en-suite and built in wardrobes. The fitted kitchen has recently been refurbished with new units and appliances.

Key Features

- Prime location adjacent to the village centrepiece building with all of its amenities
- En suite shower room in the main bedroom, also a guest WC/shower room too
- South facing enjoying lovely views over the grounds and pagoda.
- Fitted kitchen with integrated appliances including fridge, dishwasher, oven, hob, microwave oven, and washer dryer
- Further WC/shower room off the hallway plus further second bedroom.

Fees

Monthly management fee £1099.77

Annual ground rent £200

Parking: No parking fees apply

Council Tax Band: D

Tenure: Leasehold

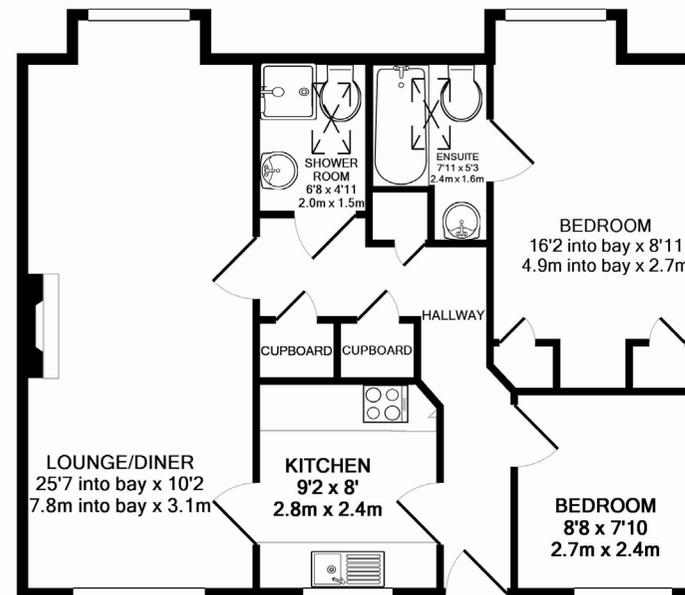
Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 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



Internal Measurements	Metric (m)	Imperial (ft)
Lounge/Diner	57.8 x 3.1	25'7" x 10'2"
Kitchen	2.8 x 32.4	9'2" x 8'
Main Bedroom	4.9 x 2.7	16'2" x 8'11"
Bedroom two	2.7 x 2.4	8'8" x 7'10"



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy ratings

33 WILLICOMBE PARK, TUNBRIDGE WELLS TN2 3US
TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 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
Made with Metropix ©2014

