



APARTMENT 6, CECIL COURT, MOUNT SION  
TUNBRIDGE WELLS - GUIDE PRICE £295,000 - £325,000



# Apartment 6, Cecil Court,

30 Mount Sion,  
Tunbridge Wells, TN1 1TW

**A unique development of individually designed apartments set within an extensively refurbished Grade II Georgian residence.**

**Entrance Hall - Sitting Room - Kitchen - Utility Room - Bathroom - One Double Bedroom - Private Courtyard - Period Features Including Sash Windows - Gas Central Heating Via Radiators - Fitted Carpets - Wonderful Communal Gardens - Residents Parking - Prime 'Old Village' Location - Available For Immediate Occupation**

Cecil Court is an imposing Georgian residence built within the early 19th century including such period features as a cornice and parapet together with its Corinthian pilasters, porticoed entrance and its two large curved rear bays with trellised wooden verandas with lead hood and wrought iron staircase leading down into combined grounds and parking of approximately 0.5 of an acre.

The building has been extensively refurbished throughout and includes: Most sash windows being replaced or refurbished. There is a very high standard of fire protection in the walls, ceilings etc and these have been signed off with TWBC Building Regs Certificate. There is a new alarm system throughout, including automatic Velux smoke escape hatch. The external walls and roof have been repaired and overhauled where necessary. There is a new genuine lead roof and extensive renewed timbers to the verandas. The car park has a new green permeable surface and external fence. Internally most of the decoration and carpets are new.



Each of the six apartments within this building are completely individual and allow purchasers incredible versatility on how to use the accommodation with many of the apartments still allowing you to put your own stamp on the property at a later date. This particular apartment is set on the lower ground floor and has the unique feature of its own large fully enclosed courtyard complete with external storage sheds. The property's other features include a well proportioned sitting room, double bedroom, kitchen, utility room and bathroom. There are fitted carpets and gas central heating via radiators. The development itself is set within wonderful gardens in a very desirable central location known as the 'old village' area which is always popular due to its walking access to Royal Wells main line station, the old high street and historic Pantiles. This really is a very special collection of apartments and are available for immediate viewings and occupation.

The accommodation comprises:

Panelled entrance door opens to an imposing hallway with welcome arches and chequerboard tiled entrance. Stairs lead down to lower ground floor. Private panelled entrance door to:

**ENTRANCE HALL:**

Entry phone, gas and electric meter cupboards. Door to:

**SITTING ROOM:**

Window to front, two single radiators, fire surround and hearth, power points. Door connecting to:

**KITCHEN:**

Fitted with a range of wall and base units with work surfaces over. Stainless steel single drainer sink unit, space for appliances. Power points, double radiator, vinyl flooring, window to side. Large built-in cupboard housing the wall mounted 'Worcester Bosch' gas fired boiler. Further built-in storage cupboard. Door to:

**REAR LOBBY:**

Stairs leading to part glazed door giving private access to courtyard.

**UTILITY ROOM:**

Worktop and wall cupboard, single radiator, space for washing machine, small side window, extractor fan.

Steps lead from the kitchen to:

**BATHROOM:**

White suite comprising of a panelled bath, low level wc, pedestal wash hand basin, local tiling, wall mounted electric shower. Side window, double radiator.

**BEDROOM:**

Windows to side, double radiator, power points, fitted carpet.



#### PRIVATE COURTYARD:

This is a real feature of this particular apartment having the benefit of a fully enclosed courtyard with either high brick or fence seen to its boundary. The courtyard is brick paved providing plenty of space for outdoor entertaining. There are two brick built storage sheds with two separate entrances and windows. Steps lead up to a private wooden gate giving pedestrian access to Mount Zion.

#### OUTSIDE REAR EXTERIOR:

Mature communal gardens being mainly laid to lawn with numerous shrubs and plants providing a pleasant outlook and area to enjoy. Access from Madeira Park leads to a residents parking area to accommodate a vehicle for each apartment. Gravelled pathways lead to a wrought iron staircase and balustrades leading to the rear French doors giving access to the main entrance hall.

#### SITUATION:

The property occupies a unique corner position within the heart of the 'old village' area of royal Tunbridge Wells. This particular location is extremely central and is ideal to take advantage of being within walking distance of various independent retailers within the old high street including Hoopers department store, a wide selection of restaurants and bars including The Ivy, as well as the town centres main line station offering fast and frequent services to both London and the South Coast. A little further to the south is where you will find the historic Pantiles well known for its outdoor jazz evenings and farmers markets, whilst in the northern part of the town you will find Royal Victoria Place shopping mall and the Calverley Road Precinct where many of the main high street retailers are represented. Recreational amenities include two theatres, a number of sports and social clubs as well as access to a host of surrounding pubs, parks and common. Educational facilities include a choice of schools catering for a wide range of age groups making this area truly able to offer something for everybody to enjoy.

#### TENURE:

Leasehold - 999 Years  
Service Charge - £740.72  
Ground Rent - £250.00

#### VIEWING:

By appointment with Wood & Pilcher 01892 511211

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



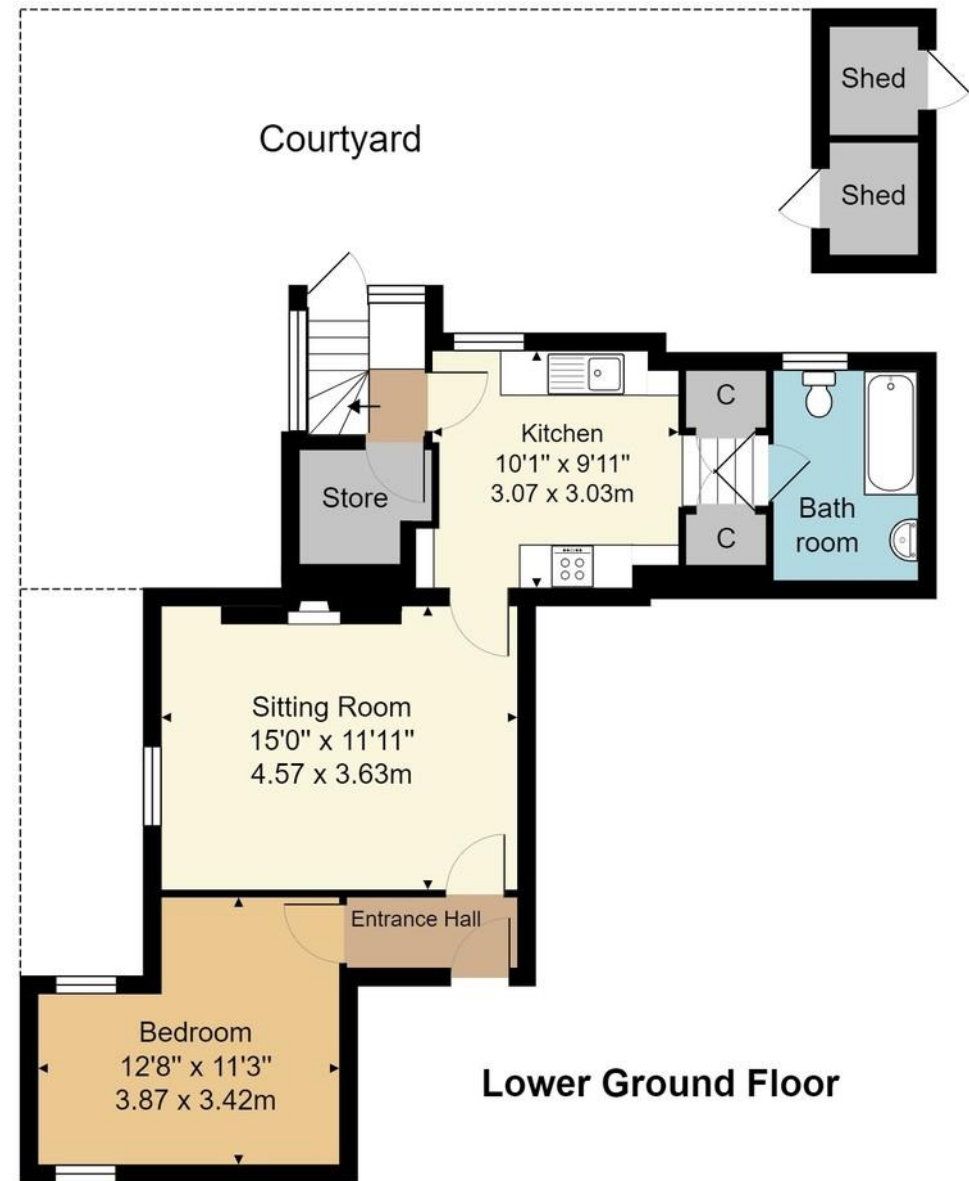
23 High Street, Tunbridge Wells ,  
Kent, TN1 1UT

**Tel: 01892 511211**

Email: [tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)

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Approx. Gross Internal Area 574 ft<sup>2</sup> ... 53.3 m<sup>2</sup>

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.