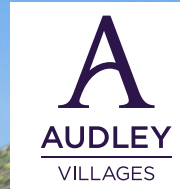


# 12A Willicombe Park

Guide Price £415,000  
(other fees apply)



*It can only be Audley.*



This charming, spacious two-bedroom cottage is located close to the main house with parking to the front of the property.

The property benefits from built in wardrobes in the main bedroom, a fitted kitchen with appliances and a spacious southerly aspect lounge-dining room leading to an outside enclosed terrace.

### Key Features

- Two-bedroom cottage with enclosed rear terrace.
- L-Shaped lounge dining room
- Family bathroom/shower with WC
- Ensuite WC to master bedroom
- Fitted kitchen with integrated appliances including fridge freezer, oven, hob, and dishwasher, washer dryer machine.
- Pre-bookable guest suite for friends/relatives to come and stay
- Free parking to front
- Downstairs WC

### Fees

Monthly management fee £1019.78

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, please ask the sales team for more information.

Viewing by appointment with the sales office.

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

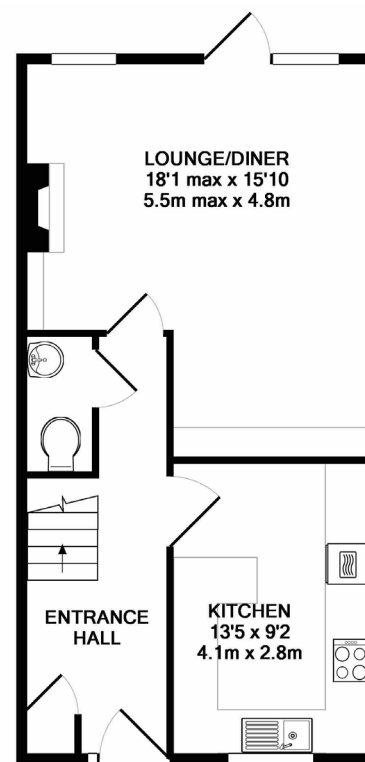


Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	5.5 x 4.8	18'1" x 15'10"
Kitchen	4.1 x 2.8	13'5" x 9'2"
Bedroom 1	4.4 x 3.8	14'2" x 12'4"
Bedroom 2	15.4 x 2.9	17'9" x 9'6"

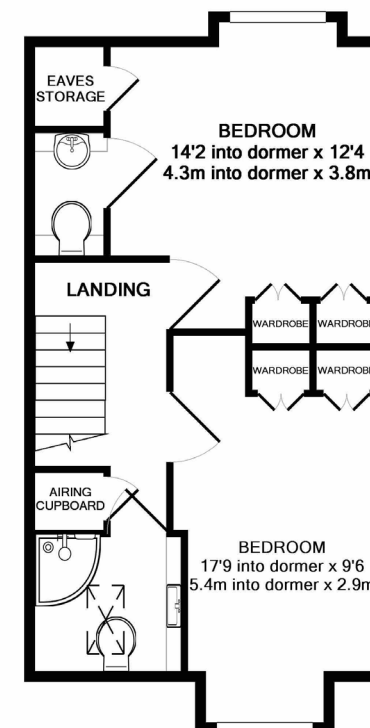
Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
APPROX. FLOOR  
AREA 499 SQ.FT.  
(46.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.8 SQ.M.)

12A WILLICOMBE PARK, TUNBRIDGE WELLS TN2 3US  
TOTAL APPROX. FLOOR AREA 970 SQ.FT. (90.1 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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