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**Sovereign Place
Tunbridge Wells
TN4 8FL**

£1,800 pcm



Modern Two Bedroom Two Bathroom Apartment with Private Balcony & Secure Parking

This beautifully presented two bedroom second floor apartment is situated within the sought after Royal Wells Park development within walking distance of the town centre and the mainline railway station. The accommodation comprises entrance hallway with utility cupboard. There is a spacious open plan, double aspect living room/kitchen/dining room that opens onto a private balcony. The kitchen includes an electric oven and hob, integrated dishwasher and fridge, freezer. The master bedroom has large fitted wardrobe with mirror doors and comes complete with en-suite shower room. There is a further double bedroom and a beautifully fitted family bathroom. The apartment comes with one allocated, secure underground parking space and use of the communal garden/children's play area. Gas central heating, double glazing throughout, EPC band B. Viewing highly recommended.





ACCOMMODATION

Living/Dining Room 19' 9" x 18' 4" (6.01m x 5.6m)

The dual aspect living-dining room is bright and airy and has wood effect laminate flooring. There is a media point for TV and Satellite connections, and two radiators with thermostatic valves. There is a door that opens onto a private balcony.

Modern Kitchen 12' 0" x 10' 4" (3.66m x 3.14m)

The kitchen is well equipped with a one and a half bowl kitchen sink with mixer tap. There is a dishwasher, integrated full height fridge freezer, four ring electric induction hob, integrated microwave and fan oven. A good range of wall and base kitchen cupboards provides plenty of storage.

Master Bedroom 13' 8" x 11' 3" (4.16m x 3.44m)

The master bedroom has a large fitted wardrobe with mirror doors and a radiator with thermostatic valve. A double glazed window gives a view to the front of the property.

Master Bedroom En Suite

The master bedroom has a modern en suite shower room with large walk-in shower and wall mounted basin with mixer tap. There is a stainless steel heated towel rail and a large fitted cupboard with mirror doors.

Double Bedroom 2 11' 1" x 9' 10" (3.39m x 3m)

The second double bedroom has a radiator with thermostatic valve and a double glazed window with a view to the front of the property.

Family Bathroom

The modern family bathroom has a full length bath with shower over. There is a wall mounted basin with mixer tap and storage underneath, a WC and stainless steel heated towel rail. The room has a large wall mounted mirror and a tiled floor.

Entrance Hallway

The entrance hallway benefits from a utility cupboard with plumbing for a washing machine, and a separate storage cupboard. There is a video phone entrance system.

Private Balcony 9' 7" x 4' 10" (2.93m x 1.47m)

The private balcony is accessed from the living-dining room. It has a light and an elevated view to the front of the property.

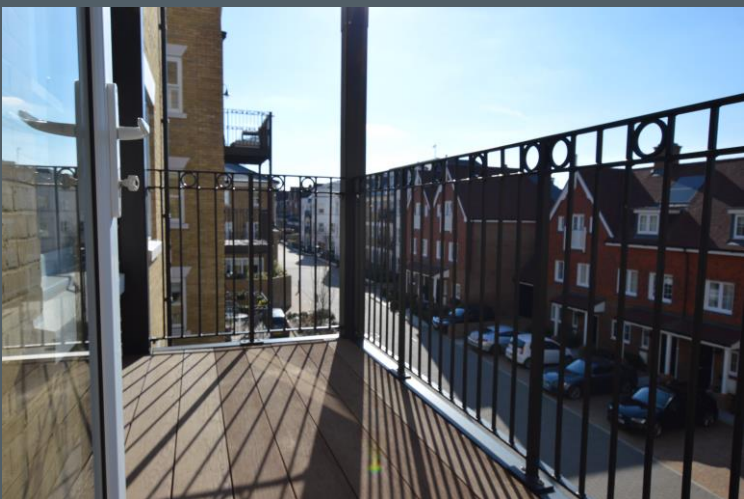
Allocated Parking

The apartment comes complete with an allocated parking space in a secure parking area under the building.

EPC & Council Tax

Energy Performance Certificate band B. Tunbridge Wells council tax band D, £2233.93 for 2024-25.



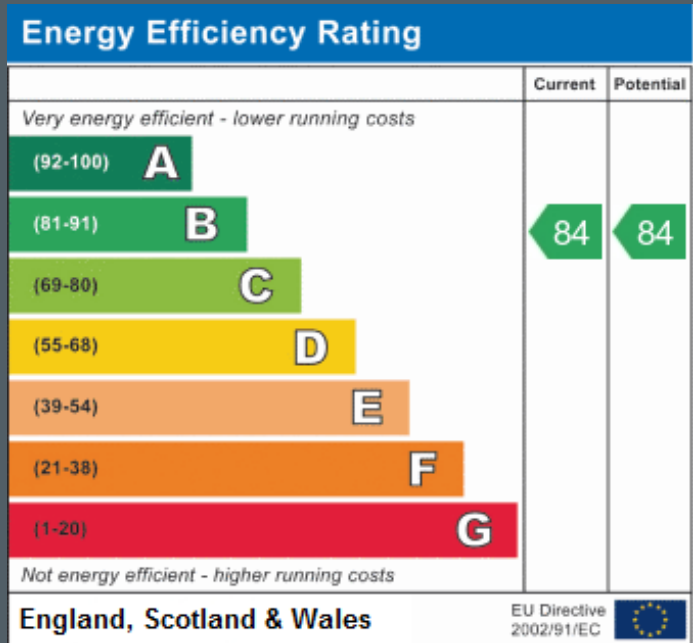


FLOOR PLAN



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