



## 2 Bedroom First Floor Apartment Close to Pantiles & Tunbridge Wells Station

This two double bedroom apartment is close to Tunbridge Wells mainline station and the Pantiles. The apartment is situated on the first floor of a Grade II listed building, and benefits from high ceilings and period fireplaces in the bedrooms and living room. There is modern kitchen which is well equipped with gas hob and integrated appliances including dishwasher, fridge freezer and washer dryer. The kitchen is open plan to the living room with its view of Tunbridge Wells Common. The master bedroom has fitted wardrobes and the dual aspect second double bedroom has an en suite WC. There is also a modern shower room with walk-in shower. Secondary glazing throughout, electric heating with Hive heating control, EPC band E. Council tax band D. Street permit parking. Leasehold. Viewing highly recommended.







## ACCOMMODATION

### **Kitchen-Living Room** 15' 5" x 15' 1" (4.7m x 4.59m)

The open plan kitchen-living room has a period fireplace and two large windows that overlook The Common. The room has wall mounted electric heating and a TV point.

### **Modern Kitchen**

The modern kitchen is well equipped with integrated appliances including a slimline dishwasher, fridge freezer and washer dryer. There is a four ring gas hob, an electric fan oven and a good range of wall and base kitchen cupboards providing plenty of storage.

### **Master Bedroom** 17' 3" x 14' 8" (5.25m x 4.46m)

The master bedroom has two large windows that overlook The Common. There is a large fitted wardrobe, a period fireplace, and two wall mounted electric heaters.

### **Family Shower Room**

The family shower room has a large walk-in shower, WC and pedestal basin with twin taps. There is a heated towel rail and an airing cupboard.

### **Double Bedroom 2** 17' 2" x 8' 11" (5.23m x 2.72m)

The dual aspect second double bedroom has a feature fireplace and a wall mounted electric heater. The room has an en suite WC.

### **Location**

The apartment is on the first floor of a building that sits on the London Road between Tunbridge Wells Common and The Pantiles. Tunbridge Wells mainline station is a 5 minute walk away. Both Sainsbury's and Lidl supermarkets are less than 10 minutes away by foot.

### **EPC & Council Tax**

Energy Performance Certificate Band E. Tunbridge Wells council tax band D, £2341.59 for 2025-26.

### **Lease & Service Charge**

The property is leasehold with 101 years remaining on the lease. The ground rent is £150 pa and the service charge is £3667 pa.

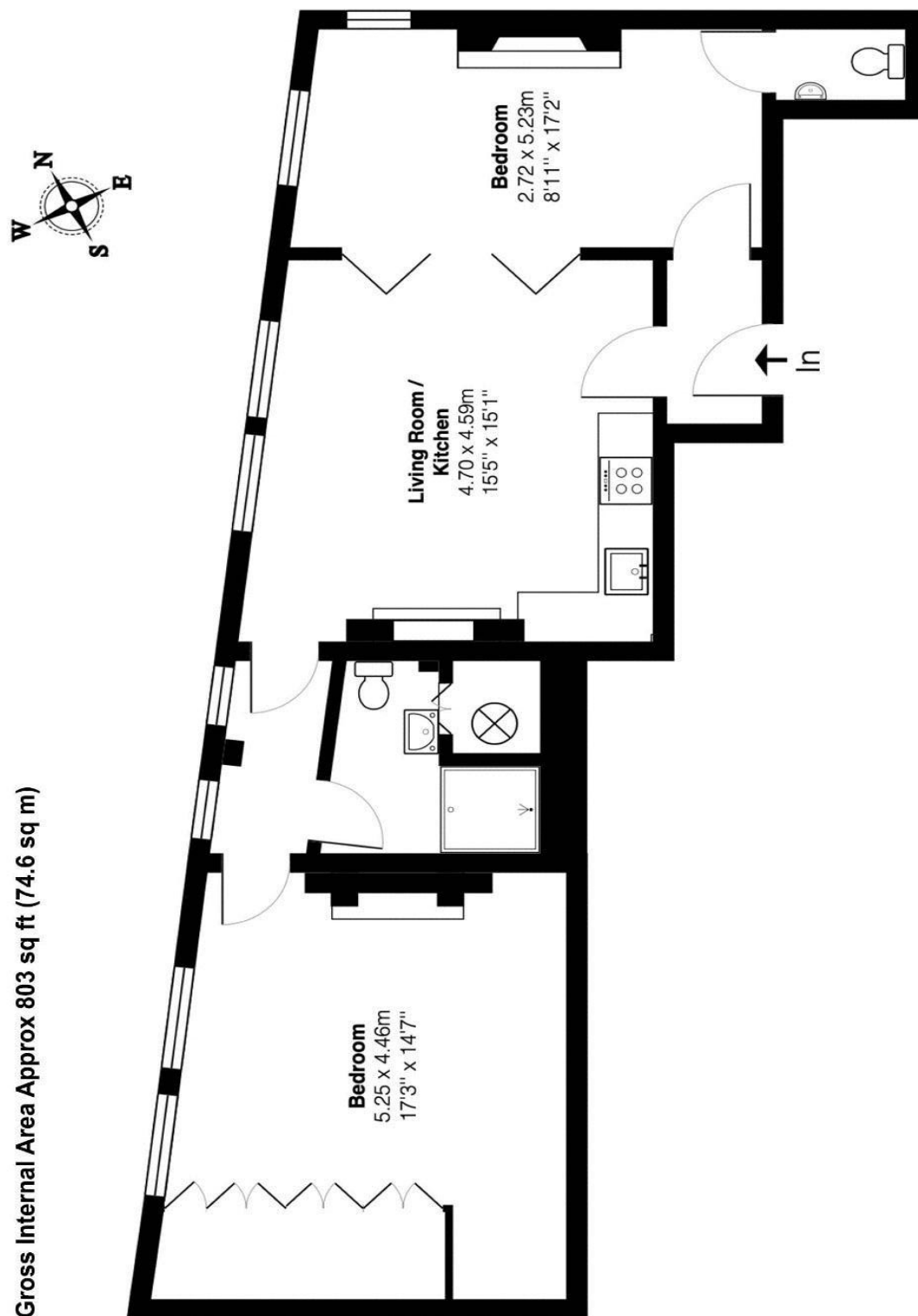






## FLOOR PLAN

Gross Internal Area Approx 803 sq ft (74.6 sq m)




**Beaufort House, London Road,  
Tunbridge Wells**

## IMPORTANT NOTICE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		57
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



# Bardens

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