



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.

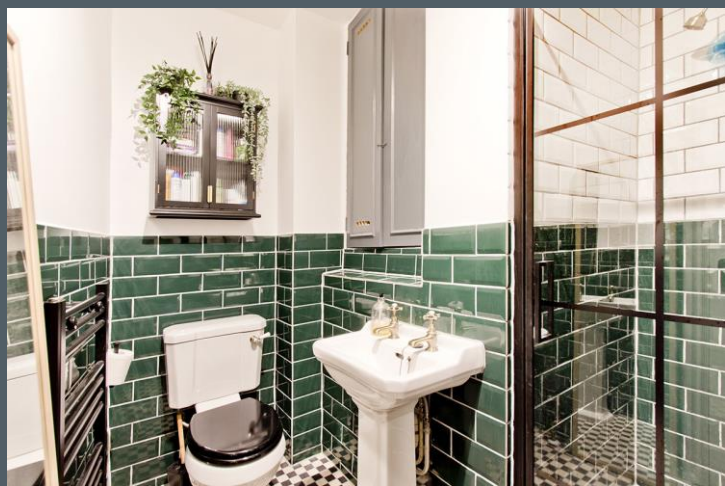
EPC & Council Tax

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

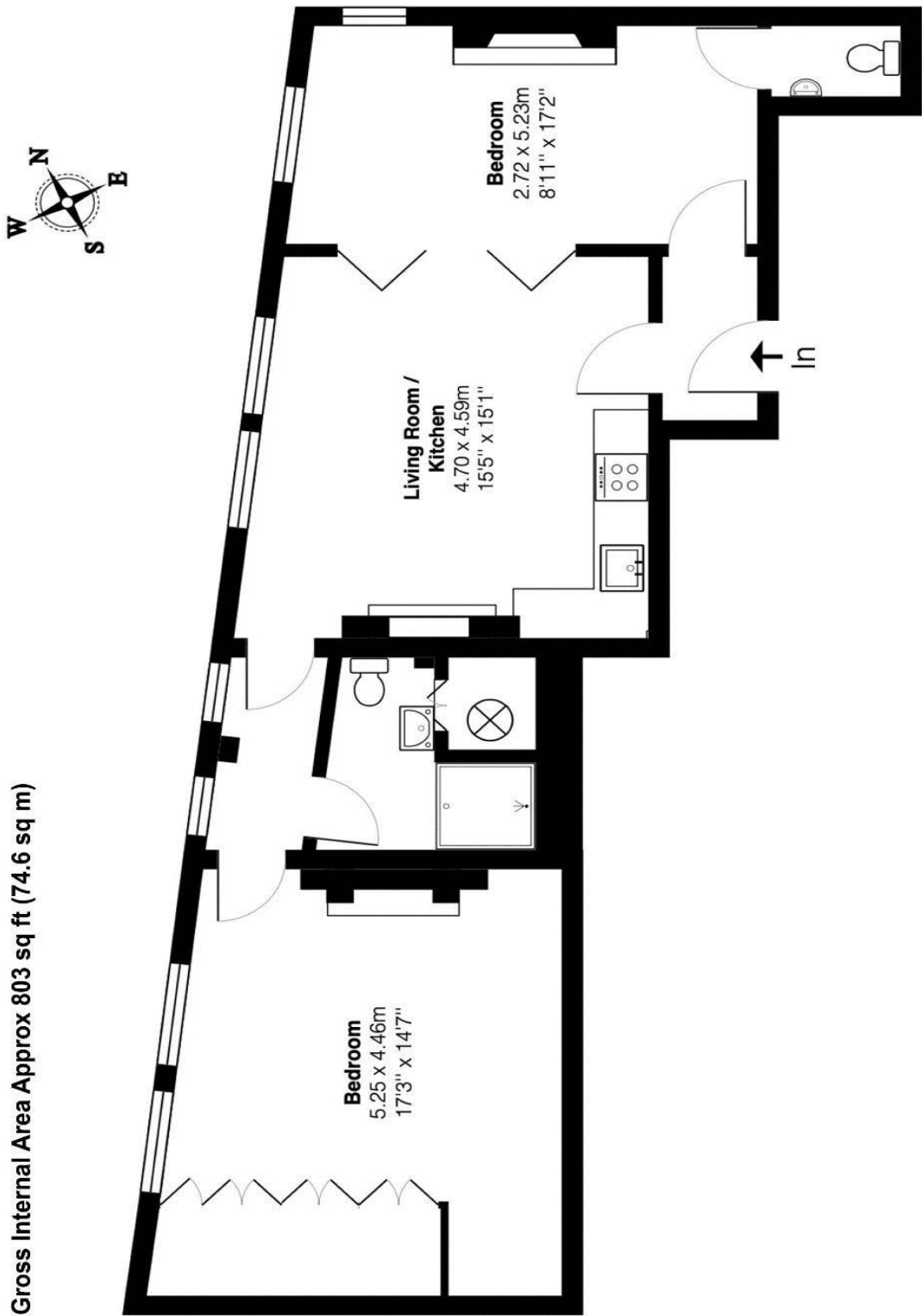
Lease & Service Charge

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



Beaufort House, London Road,
Tunbridge Wells

IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise.

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



Bardens

Bardens Estates Limited
85 High Street, Tunbridge Wells, Kent, TN1 1XP
T: 01892 527317 E: sales@bardensestates.co.uk
www.bardensestates.co.uk