



9 Parkview
2 Trinity Close | Tunbridge Wells | TN2 3PP

FINE & COUNTRY





Step inside

9 Parkview

The aptly named Parkview apartment block was built in the late 1990s in the traditional style. The apartment includes sash style windows, fireplaces, coved ceilings, terraces and balconies and has stunning views across Dunorlan Park and beyond. This spacious first floor apartment is immediately available with no forward chain and was designed to take advantage of the views with a long balcony where you can sit and revel in the panoramic vista.

There is a designated garage parking space and an off road car parking space outside the front entrance. This opens into a hallway with a lift and stairs to the first floor and the apartment front door. There is a spacious hallway with a large storage cupboard and an airing cupboard, three bedrooms one ensuite, a family bathroom, a kitchen/breakfast room and a superb spacious living room.

Glazed double doors open into the impressive living room that features a stone fireplace with a flame effect gas fire, large windows and French doors to the long balcony. There is plenty of space for a large seating area in front of the fire and sufficient room for a separate dining area if required where guests can enjoy the views through the windows. The spacious kitchen/breakfast room includes shaker style units with wood doors housing a hob, two built in ovens, a dishwasher and additional stand-alone appliances while still leaving plenty of room for a good size table and chairs.

Flexible accommodation is available in two of the bedrooms as one could also make an excellent study with its built in shelving and a large storage cupboard while the other might alternatively be used as double bedroom/study/snug. The large principal double bedroom includes an ensuite shower and fitted cupboards.



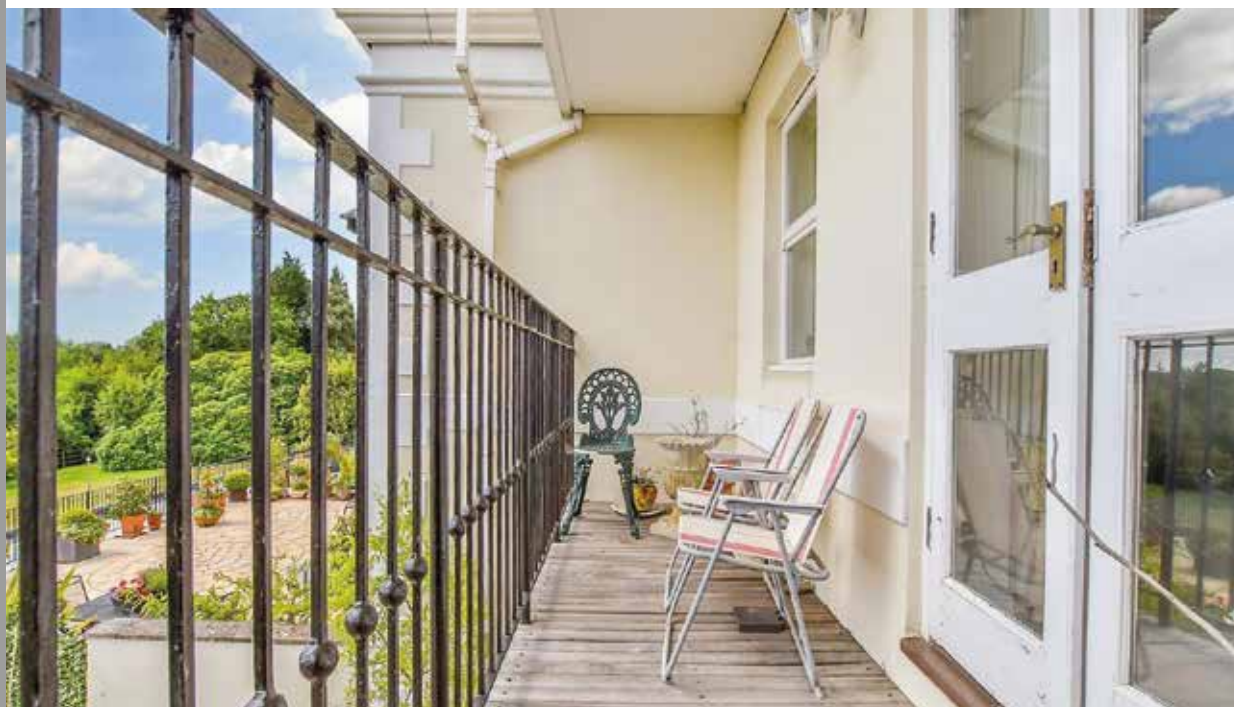
Seller Insight

“It was the amazing views that was the initial and immediate appeal but the location is also delightful as it is in a quiet cul-de-sac that is very safe and secure. At the same time it is less than a mile from the town centre and the station where trains to London Bridge only take 44 minutes.

You can enjoy lovely walks through Dunorlan Park and it is an easy stroll down to the fascinating Pantiles. There is also a bus route and access to the A21 for the M25. Not far away is the Neville Golf Club and Tunbridge Wells bridge, rugby, tennis and cricket clubs as well as the indoor sports and tennis centre and a swimming pool.

Tunbridge Wells or, more formally Royal Tunbridge Wells, became a famous spa town in Regency times when it was frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. Much of this historic town was developed during that time including the Pantiles that now offers a delightful mix of independent shops, bars and restaurants. While the rest of the town includes high street stores, a variety of eateries, individual shops, hair and beauty salons and a number of hotels as well as retail parks. Entertainment facilities include a nine-screen Odeon cinema, the Trinity theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre. The town also includes excellent local primary, grammar and private schools.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road	
Tunbridge Wells station	0.9 miles
Tonbridge	6.2 miles
Sevenoaks	12.3 miles
Dover Docks	54.9 miles
Channel Tunnel	42,7 miles
Gatwick Airport	24.5 miles
Charing Cross	41.1 miles

By Train from Tunbridge Wells	
London Bridge	44 mins
Cannon Street	51 mins
Charing Cross	53 mins
Victoria	1hr 8 mins

Leisure Clubs & Facilities

- Tunbridge Wells Sports Centre
- Tunbridge Wells Borderers Cricket Club
- Tunbridge Wells Rugby Club
- Tunbridge Wells Croquet Club
- Tunbridge Wells Tennis Club
- Bayham Football Club
- Neville Golf Club
- Tunbridge Wells Target Shooting Club
- Tunbridge Wells Indoor Bowls Club
- Tunbridge Wells Bridge Club

Healthcare

- Lonsdale Medical Centre
- Wells Medical Centre
- Kingswood Surgery
- Grosvenor and St James
- Tunbridge Wells Hospital

Education

- Primary Schools
- Forest Park Nursery
- Claremont Primary
- St James' C of E Primary
- St Peter's C of E Primary
- Hildenborough Primary
- Somerhill (independent)
- Hilden Grange Preparatory

Secondary Schools

- The Skinners' School.
- Tunbridge Wells Girls Grammar
- Tunbridge Wells Boys Grammar
- Hill View School for Girls
- The Judd School (Voluntary aided)
- Tonbridge Grammar School for Girls
- Tonbridge School (Independent)

- 01892 530329
- 01892 546422
- 01892 511833
- 01892 544777
- 01622 729000

- 01892 512313
- 01892 531395
- 01892 523006
- 01982 525727
- 01732 833394
- 01732 352124
- 01732 351169

- 01892 520902
- 01892 529551
- 01732 352793
- 01732 770880
- 01732 770880
- 01732 365555

Entertainment

- Odeon Cinema complex
- Trinity Theatre
- Assembly Theatre
- Rocca Restaurant and Cocktail bar
- Thackarays
- The Ivy

Local Attractions / Landmarks

- Tonbridge Castle
- Hever Castle
- Chartwell
- Penshurst Place
- Knole House
- Hall Place Leigh
- Penshurst Place
- Knole House
- Hall Place Leigh

First Floor
Approx. 120.5 sq. metres (1297.1 sq. feet)



Ground Floor

Communal entrance
Lift & stairs to first floor

First Floor Landing

Private Entrance
Living Room 21'6 x 19'7 reducing to 17'8
Balcony
Kitchen 16'8 x 8'10
Bedroom 1 11'10 x 11'
En-Suite Shower Room
Bathroom 7' x 7'
Bedroom 2 18' x 13' reducing to 6'9
Bedroom 3 11' x 7'4

OUTSIDE

Undercroft
Garage
Off road parking space
Communal gardens

EPC Pending
Council Tax Band: G
Tenure: Share of Freehold

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