



Sapphire House,  
Sovereign Place,  
Tunbridge Wells

# Apartment 7, Sapphire House

## 12 Sovereign Place

An outstanding and beautifully presented apartment, built by Berkeley homes in 2020, located in the prestigious Royal Wells Park development, just 0.8 of a mile from Tunbridge Wells mainline station.

There is a fabulous, contemporary kitchen fitted with a range of appliances and wall and base units. The dining/living space is filled with an abundance of natural light with doors leading out onto the private balcony.

There are two large double bedrooms, one with built in storage cupboards and a luxurious en-suite bathroom. There is a further bathroom, and two large storage cupboards.

The property has private parking for 2-3 cars.



### Tenure

Leasehold: 999 years from 2020

### Local authority

Tunbridge Wells Borough Council  
Tel: 01892 526121

Council Tax: D

Services: Mains water, electricity and drainage. Gas-fired central heating.

The property is in an ideal location for access to the town centre and mainline station as well as for The Wells Free School (Primary), Rose Hill and Holmewood House preparatory schools and numerous boutiques, art galleries, cafes and restaurants in the historic High Street and Pantiles.





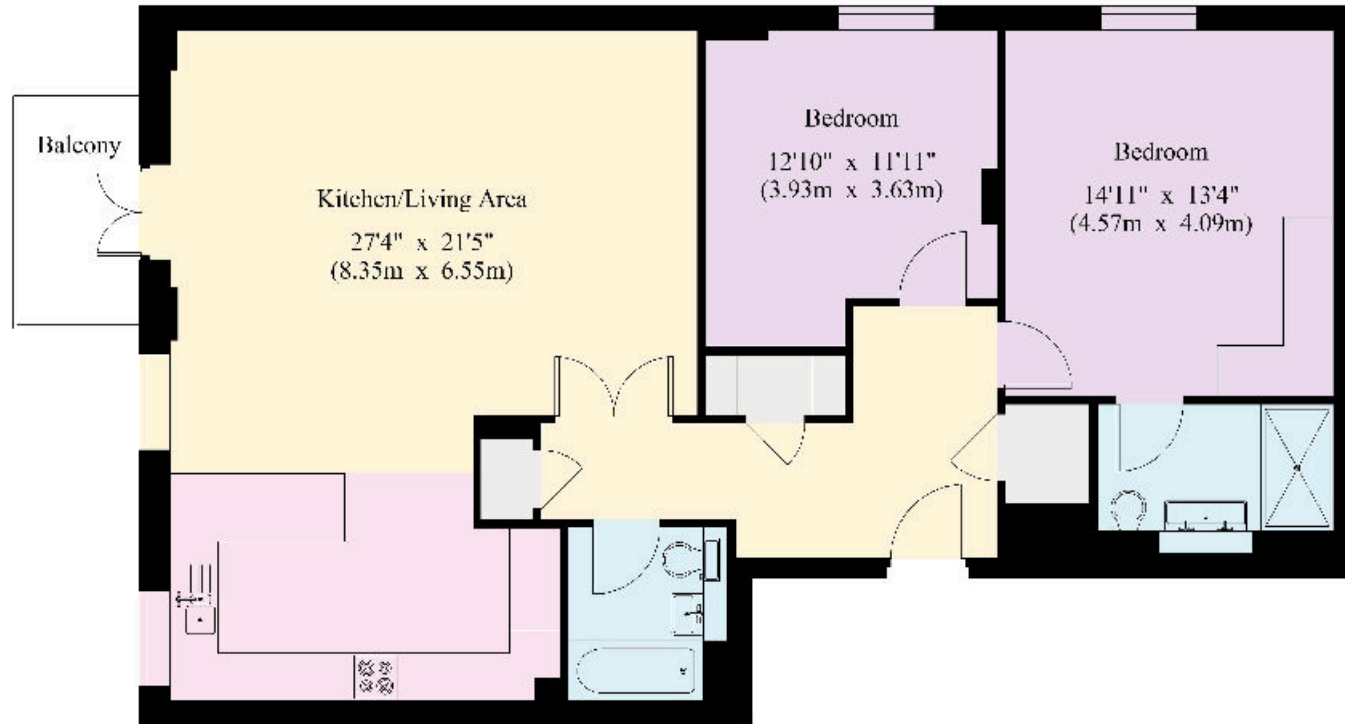


A stunning 2 bedroom apartment built by Berkely Homes, located just 0.8 of a mile from the station

## Approximate Gross Internal Floor Area 108.0 sq m / 1,163 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2022. Photographs and videos dated June 2022.

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