



Twining Close, Tunbridge Wells



5 Twining Close, Tunbridge Wells

Situated on the prestigious Royal Wells Park development with beautifully appointed accommodation arranged over four floors.

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.

Tunbridge Wells Station 0.5 of a mile (London Bridge from 42 minutes), Royal Victoria Place Shopping Centre 0.3 of a mile, High Street 0.6 of a mile, Pantiles 0.8 of a mile. (All times and distances are approximate)



4 2 2 EPC B

Tenure: Freehold

Service charge: £200 per quarter.

Local authority: Tunbridge Wells Borough Council. Tel: 01892 526121

Council tax band: F

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

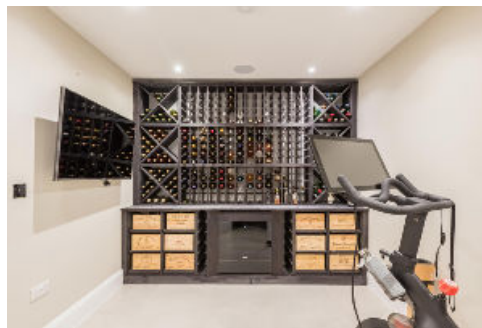
The Property

The entrance hall gives access to the integral garage, utility room, study/wine room and downstairs w.c. The principal living areas are located on the first floor with a stylish sitting room and an open plan kitchen/breakfast room at the rear of the house, fitted with a range of wall and base units, integrated appliances including Sonos system on the ground and first floor, a dining table and seating area with bi-fold doors opening on to the rear garden.

The master suite is located on the second floor with a high specification en suite and balcony. Also on this floor is a guest double at the rear of the house overlooking the garden. There are two further bedrooms on the top floor and a beautifully appointed main bathroom.

Outside, the property benefits from a private rear garden, off-street parking on the driveway and further parking for visitors.





The stylish sitting room has a westerly aspect and overlooks the street scene.

Directions (TN4 8JF)

Proceed from the roundabout by The Pantiles north on the A26 passing through the cross road intersection and continuing to the brow of the hill where after a further 50 yards by the Royal Wells Free School you should turn left in to King Charles Square, continue to the end of the road and turn left in Twining Close where the house will be found on the left hand side.

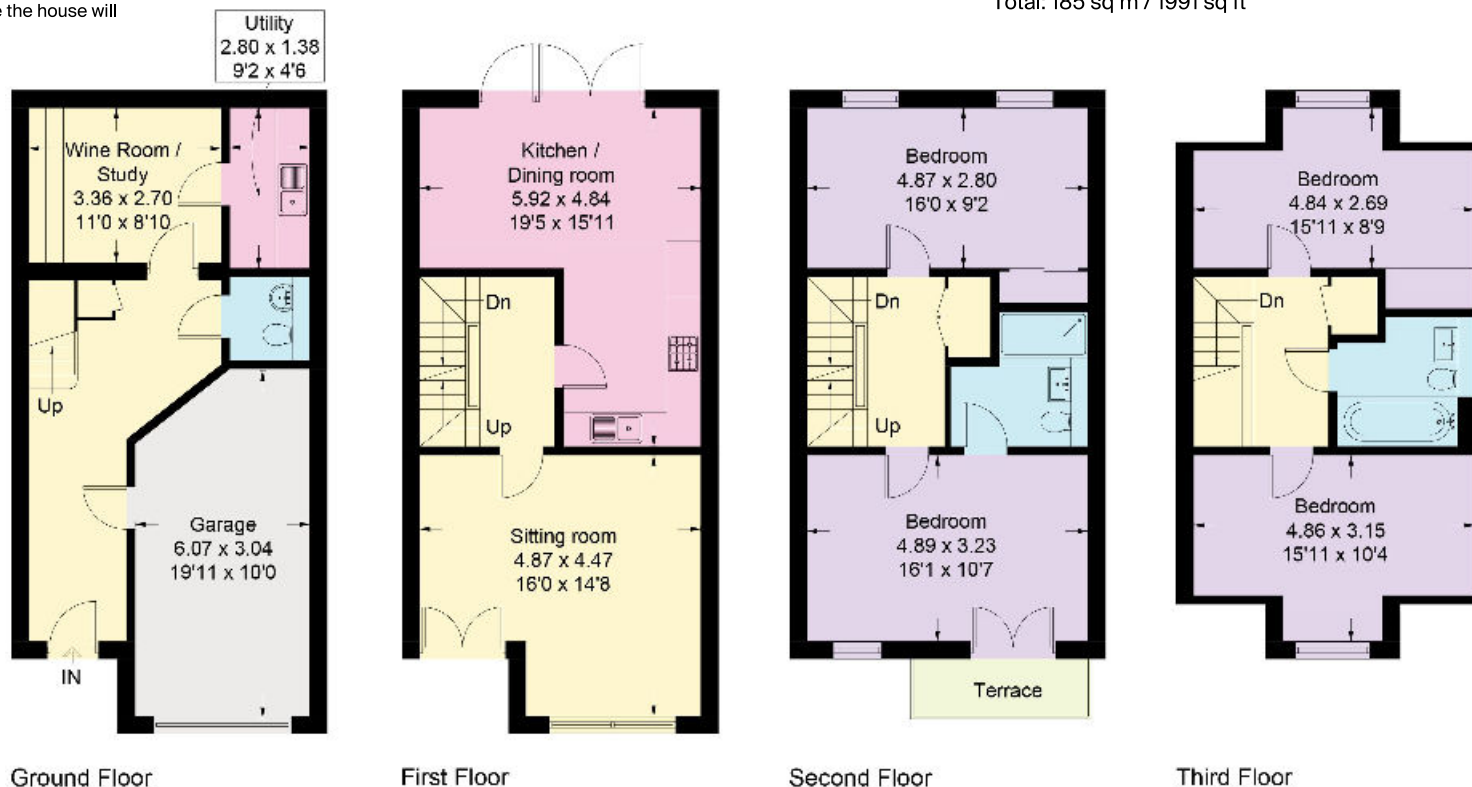
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Gross Internal Floor Area

House: 167.6 sq m / 1804 sq ft

Garage: 17.4 sq m / 187 sq ft

Total: 185 sq m / 1991 sq ft



Ground Floor

First Floor

Second Floor

Third Floor

Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
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Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID953791)



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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