



Post Office Square, Tunbridge Wells





An elegant first floor apartment within the prestigious Post Office Square development, just 0.1 of a mile from the mainline station and historic High Street.

Situation

Post Office Square is ideally situated for access to the mainline railway station as well as the historic High Street and famous Pantiles with up market shops, restaurants and boutiques.

The town is well known for its green spaces including the Common and nearby Calverley, Grove and Dunorlan parks.

Distances

Tunbridge Wells Station (London Bridge from 42 minutes) 0.1 of a mile, High Street 0.1 of a mile, Pantiles 0.4 of a mile. (All times and distances are approximate)

Directions (TN1 1BQ)

From Tunbridge Wells Station (Vale Road exit), turn right and Post Office Square will be found on the right hand side.





The Property

A welcoming entrance hall leads to all of the principal living accommodation. Double doors lead into a spacious sitting room with feature fireplace and French doors opening onto a superb balcony. The kitchen/breakfast room offers a range of neutral wall and base units with stunning worksurfaces, integrated appliances and a separate utility room. French doors lead out from the kitchen to a further, secluded terrace.

The principal bedroom is a very good size, with fitted storage and an attractive Juliet balcony. The en suite is well-appointed with a separate bath and shower. There are two further bedrooms, served by a stylish shower room.





Gardens and Grounds

Post Office Square is an exclusive gated development, benefitting from beautifully maintained communal grounds and a 24 hour concierge. The apartment has two private parking spaces.

Property Information

Local Authority Tunbridge Wells Borough Council. Tel: 01892 526121

Council Tax E

EPC B

Tenure Share of Freehold

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

Service Charge Annual service charge for October 2024 to September 2025 was £7,309.28 plus a £730.92 sinking fund contribution.

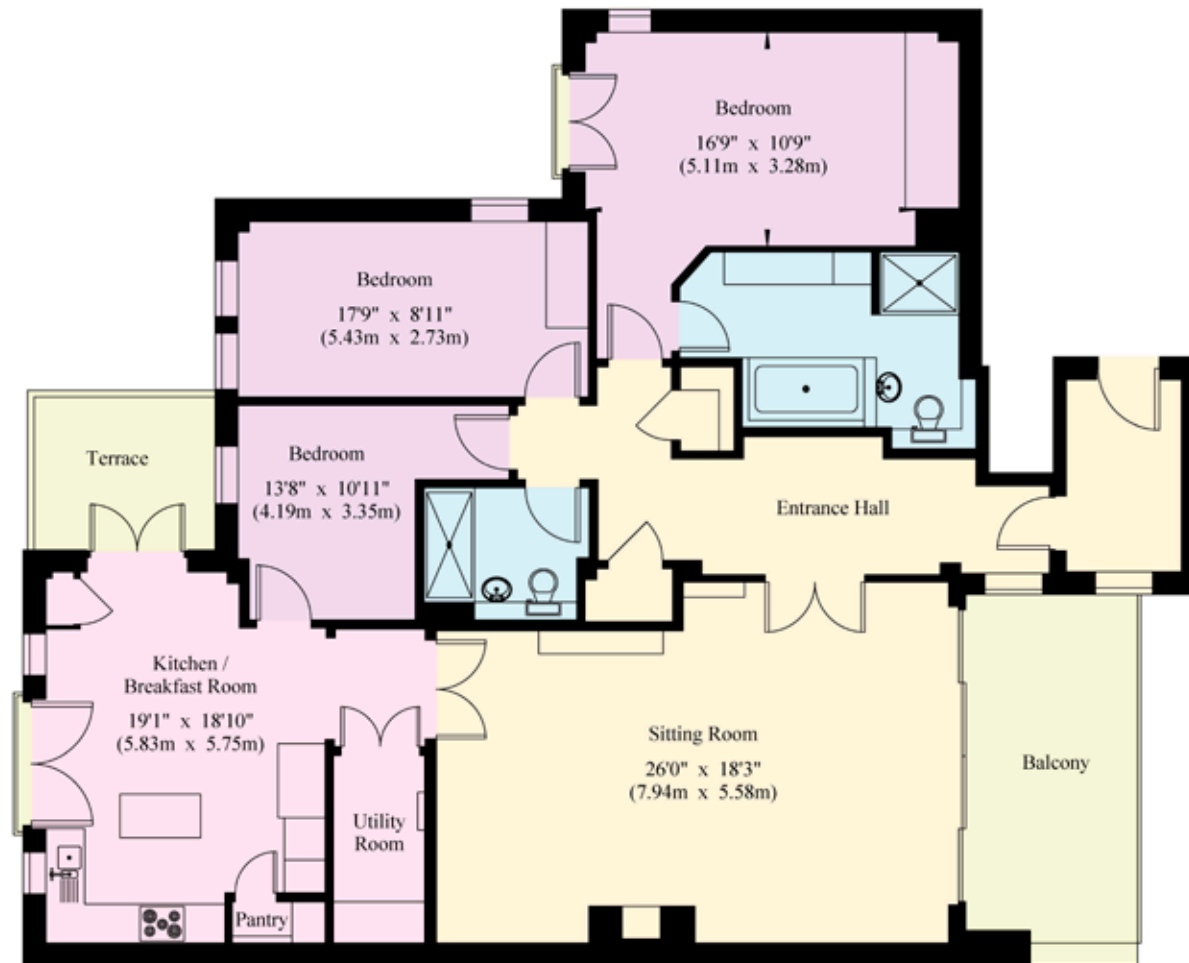
Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

Total Area = 167 sq m / 1,797 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.



First Floor

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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 February 2025. Photographs and videos dated January 2025.

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