

Broadwater Down, Tunbridge Wells





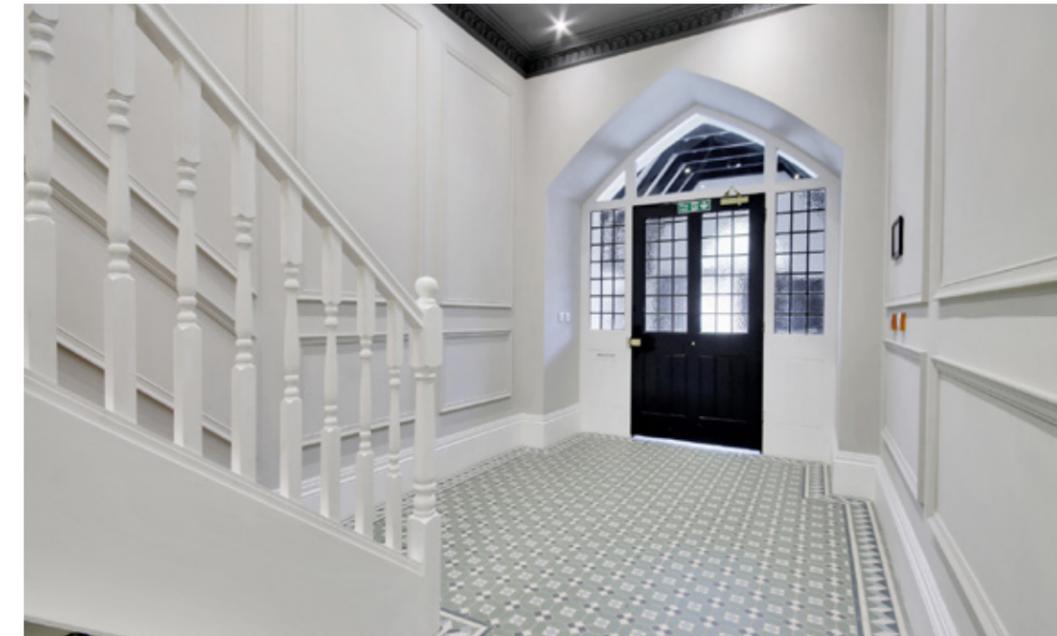
A beautifully presented top floor apartment with private parking and communal gardens, situated just 1.5 miles from the mainline station.

Situation

Situated on popular Broadwater Down, almost opposite Hargate Forest and just 1.5 miles from the station with services to London from 42 minutes. The historic Pantiles and High Street are just over a mile away with a varied array of shops, cafes and restaurants.

Distances

Tunbridge Wells Station 1.5 miles (Tunbridge Wells from 42 minutes), High Street 1.2 miles, Pantiles 1.2 miles, A21 (Pembury) 4.3 miles (All times and distances are approximate).



The Property

Extensively refurbished by Clearview Developments in 2021, Broadwater House comprises just 15 luxurious apartments, blending a wealth of period features with a tasteful, contemporary finish.

Apartment 11 is situated on the top floor with stairs leading up from an impressive, communal entrance hall as well as lift access.

A stylish private hallway leads to the open plan living space. To the left, a bright sitting room with built-in storage and an electric feature fire place. To the right, a modern kitchen/dining area with a range of neutral wall and base units, integrated appliances including a wine fridge and boiling water tap, stylish gold fittings and stunning white worksurfaces.

Also accessed from the hallway are the two luxuriously appointed double bedrooms with built-in storage and a good-sized bathroom, with impressive green tiling and gold fittings.

The property benefits from electric, underfloor heating throughout and further storage in the hallway as well as a very useful private storage space on the lower ground floor.

Gardens and Grounds

Outside, the communal gardens are beautifully maintained and the property benefits from an allocated parking space.

Directions (TN2 5PE)

Proceed away from Tunbridge Wells on the A267 (Frant Road) and turn right onto Broadwater Down shortly after The Mead Preparatory School. Continue for just under 1 mile where Broadwater House will be found on the right hand side just before reaching Eridge Road.





Property information

Services Mains water, electricity and drainage. Electric heating.

Local Authority Tunbridge Wells Borough Council Tel: 01892 526121

Council Tax Band E

Tenure Leasehold - 999 years from 10th October 2022.

Current Service Charge £2,000 per year.

Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

Total Area = 75.4 sq m / 811 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.

----- Restricted Height



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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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