



Connells

Lake Court Medway Drive
TUNBRIDGE WELLS



Property Description

Nestled in a contemporary development, this charming two-bedroom apartment boasts a prime location just moments from the vibrant town centre, with breathtaking views over the serene pond at Grosvenor and Hilbert Park. A perfect haven for first-time buyers or astute investors, this property offers the perfect blend of modern elegance, effortless maintenance, and the rare opportunity to simply move in and begin living.

Situated in an enviable area, residents can enjoy the peace and tranquility of the surroundings while benefiting from excellent public transport links, a wealth of local amenities, and the beauty of nearby parks. As you step through the door, you're welcomed by a generous entrance hall with a convenient storage cupboard, leading into the expansive open-plan kitchen, living, and dining area. This light-filled space extends to a private balcony, where the park's picturesque views can be savoured. Whether for quiet reflection or lively gatherings, this area offers a versatile setting for every occasion. The kitchen, tastefully finished with classic shaker-style units, is a delight for any home chef.

The two double bedrooms provide ample space for rest and relaxation, with the master bedroom offering the added luxury of an en-suite bathroom, ensuring privacy and convenience. A well-appointed family bathroom, just off the hallway, further enhances the apartment's appeal.

Second Floor

Entrance Hall

Kitchen/Lounge/Dining Room

10' 10" Max x 25' 4" Max (3.30m Max x 7.72m Max)

Bedroom One

12' 7" Max x 13' 7" Max (3.84m Max x 4.14m Max)

En-Suite

Bedroom Two

9' 6" Max x 10' 2" Max (2.90m Max x 3.10m Max)

Bathroom

Private Balcony

Residence Communal Parking

Location

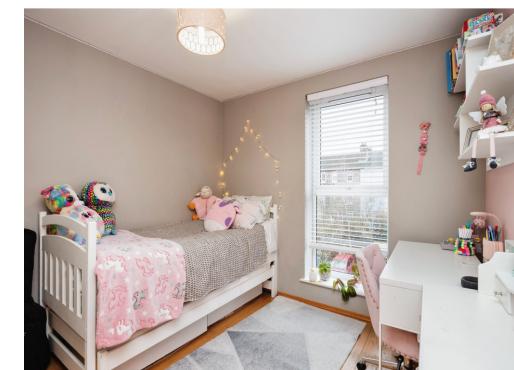
Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

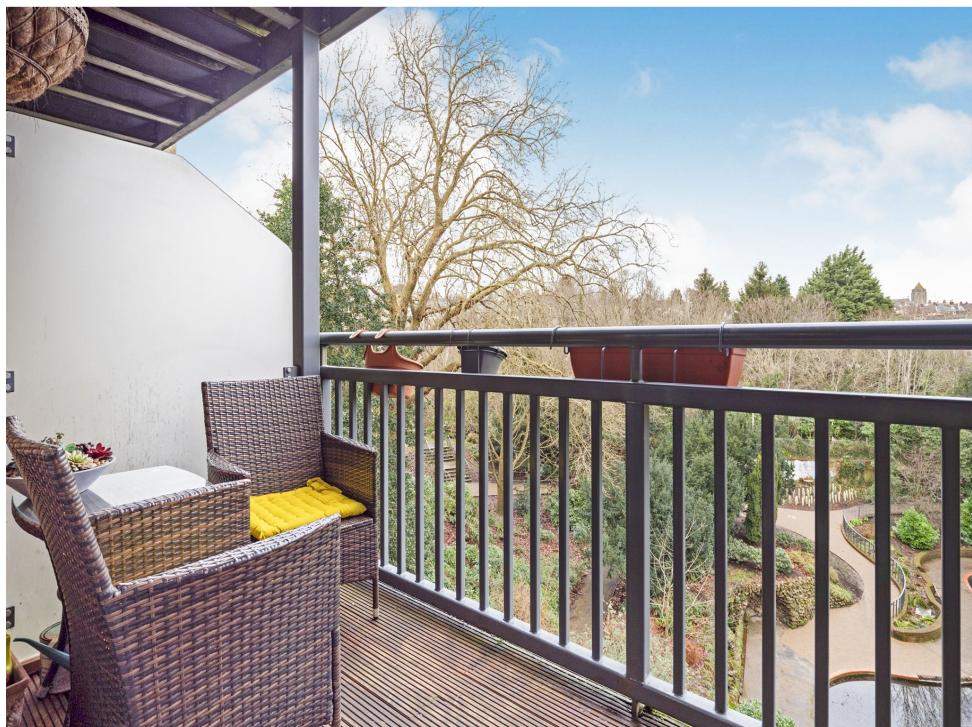
In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample

opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports center with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: B
 Council Tax
 Band: D

Service Charge:
 1837.00

Ground Rent:
 127.90

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406130

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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