



Connells

Spring Walk
Tunbridge Wells

Spring Walk Tunbridge Wells TN4 8EQ

for sale offers in excess of
£290,000



Property Description

This stylish apartment is located just south of Tunbridge Wells town centre, within walking distance of the mainline station and The Pantiles' cafes and restaurants. A convenience store and a large supermarket are nearby for all your needs.

The apartment is accessed via a secure communal entrance with intercom, main and side entrance, leading to a bright reception hall. Inside, you'll find two storage cupboards, a modern bathroom with contemporary tiles, and a luxurious main bedroom with an en-suite, second bedroom is a spacious double with built-in storage and sumptuous family bathroom suite.

The open-plan living and dining area is flooded with natural light, thanks to dual-aspect windows and French doors opening onto a private terrace. The kitchen, with stylish units and integrated appliances, is perfectly positioned for socialising while cooking.

With its impeccable design and abundance of natural light, this apartment offers contemporary living at its best.

Deep storage cupboard with internal shelving and housing fuse box, entry phone, radiator and wood effect laminate flooring.

Kitchen/Lounge/Dining Room

18' 1" Max L-Shape x 17' 10" Max L Shape (5.51m Max L-Shape x 5.44m Max L Shape)

Dual aspect double glazed windows to side and front, fully glazed French door opening onto private covered terrace, inbuilt storage cupboard providing housing for boiler and radiator.

Kitchen with integrated oven, four ring gas hob, extractor fan, stainless steel splashback, integrated dishwasher, integrated fridge/freezer in tall housing cabinet, one and ½ bowl stainless steel sink with mixer tap over and drainer with tiled splashback. The kitchen has a selection of eye and base level units topped with wooden effect work surfaces, a tiled floor and a side aspect double glazed window above the sink.

Bedroom One (Main)

13' 4" Max x 12' 9" Max (4.06m Max x 3.89m Max)

Side aspect double glazed window and radiator

Bedroom Two

10' Max x 13' 10" max (3.05m Max x 4.22m max)

Side aspect double glazed window, fitted deep double wardrobe with hanging rail and radiator.

First Floor

Communal Entrance

Access to Lift, intercom phone system, main and side entrance.

Reception Hall

En-Suite

Side aspect opaque double glazed window, walk in shower enclosure with wall mounted shower fitting and bi- fold doors, pedestal wash basin with mixer tap over, low level WC, heated towel rail, tiled walls and floor.

Outside

Private Terrace

accessed off the living room is a covered private terrace with wooden decking and glazed ballustrade with metal handrail. There is an allocated off-street parking space to the right of the main entrance and a lockable bicycle store to the rear. The property also benefits from energy efficient solar power energy panels situated on its main roof.

Allocation Parking For One Car

Additional Information

- Communal Bin Store
- Visitor Parking Spaces
- Bike Store

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 centre 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

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: B

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2013. 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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