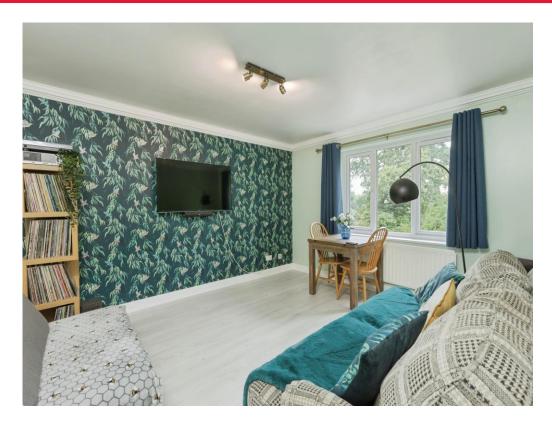


Connells

Tarland House Bayhall Road Tunbridge Wells







# **Property Description**

Tarland House is a striking modern development enviably positioned opposite the picturesque Dunorlan Park, with the added benefit of backing onto beautifully maintained communal gardens. This second-floor apartment enjoys elevated, leafy views from both front and rear aspects, creating a tranquil and scenic living environment.

Perfectly located just a short stroll from the town centre and mainline station, the property offers both convenience and lifestyle appeal. Known for their generous proportions and thoughtful layouts, apartments in Tarland House are highly sought after—and this particular home is presented in immaculate decorative order, ready for immediate occupation.

The communal entrance leads to the second floor via well-kept stairwells. Inside, a spacious L-shaped hallway with built-in storage connects all principal rooms. The bright and airy reception room enjoys a verdant outlook over Dunorlan Park, making it an ideal space for both relaxing and entertaining. To the rear, the stylish kitchen/breakfast room overlooks the gardens and features a comprehensive range of fitted units, a central island, and ample space for informal dining.

### **Communal Entrance**

### Second Floor

#### **Entrance Hall**

## Lounge/Dining Room

13' 4" Max x 11' 7" Max ( 4.06m Max x 3.53m Max )

#### Kitchen/Breakfast Room

12' Max x 9' 3" Max ( 3.66m Max x 2.82m Max )

#### **Bedroom One**

20' Max x 8' 6" Max ( 6.10m Max x 2.59m Max )

#### **En-Suite**

#### **Bedroom Two**

11' 8" Max x 7' 8" Max ( 3.56m Max x 2.34m Max )

### Bathroom

#### Outside

# **Allocated & Visitor Parking**

## **Communal Rear Gardens**

## 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.

















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5 Vale Road TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax Band: D Service Charge: 2000.00

Ground Rent: 1.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.





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