







## Property Description

Situated on the second floor, this well-presented one-bedroom flat offers a superb opportunity for town-centre living. Ideally located within easy reach of Tunbridge Wells' vibrant amenities and mainline station, the property is perfect for professionals or couples seeking convenience and comfort.

Step into a spacious entrance hall with a built-in storage cupboard, providing a practical solution for everyday essentials. The bright and generously sized sitting/dining room creates a welcoming space for both relaxation and entertaining, seamlessly connecting to a separate modern kitchen featuring sleek cabinetry and contemporary finishes.

The double bedroom is well-proportioned and benefits from a built-in wardrobe, while the bathroom offers both a bathtub and a separate shower—ideal for unwinding after a busy day. A separate cloakroom adds further practicality.

Offered with no onward chain, this attractive apartment combines style, space, and location—making it a smart choice for those looking to enjoy the best of Tunbridge Wells.

## Second Floor

### Communal Entrance Hall

### Entrance Hall

### Cloakroom

### Lounge/Dining Room

16' 6" x 13' 8" ( 5.03m x 4.17m )

Irregular Shape Room

### Bedroom One

12' 7" x 11' 1" ( 3.84m x 3.38m )

Irregular Shape Room

### Kitchen

12' 7" x 11' 1" ( 3.84m x 3.38m )

### Bathroom

## Location

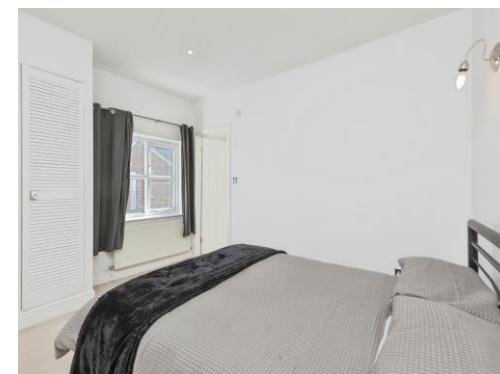
Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational 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: D Council Tax  
 Band: B

Service Charge:  
 2025.60

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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