



Connells

Cedars Warwick Park
Tunbridge Wells



Property Description

Nestled in one of Tunbridge Wells' most desirable residential enclaves, this beautifully presented two-bedroom ground floor apartment offers the perfect combination of modern comfort and everyday convenience. Whether you're a first-time buyer, downsizer, or investor, this property ticks all the right boxes.

Step inside to discover a spacious and light-filled living room—ideal for relaxing or entertaining guests. The sleek, contemporary kitchen is thoughtfully designed with ample storage and workspace, while the bathroom boasts a high-quality finish and modern fittings. Both bedrooms are generously sized and bathed in natural light, offering versatile living options.

Outside, enjoy your own private patio—perfect for alfresco dining or unwinding in the fresh air. Residents also benefit from access to meticulously maintained communal gardens, an allocated parking space, and additional visitor parking for guests.

Ground Floor

Communal Entrance Hall

Entrance Hall

Lounge/Dining Room

16' 10" Max x 13' 3" Max (5.13m Max x 4.04m Max)

Kitchen

12' 2" Max x 9' 2" Max (3.71m Max x 2.79m Max)

Bedroom One

12' 10" Max x 8' 11" Max (3.91m Max x 2.72m Max)

Bedroom Two

9' 5" Max x 8' 11" Max (2.87m Max x 2.72m Max)

Bathroom

Outside

Private Patio Area

Communal 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.

Agents Note

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.









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: C

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

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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