



6 Royal Springs, 11 London Road, Tunbridge Wells, Kent TN1 1DE

Guide Price £325,000 Leasehold

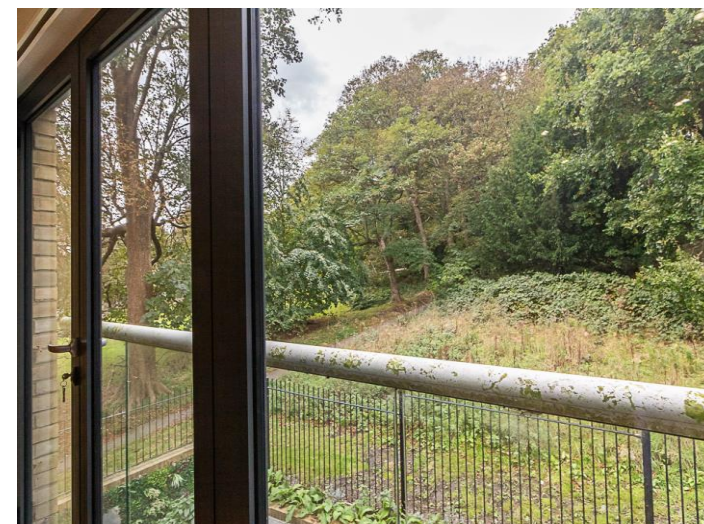
When experience counts...

est. 1828  
**bracketts**



Located on the first floor of this exclusive development of just nine apartments is this superb one bedroom apartment, ideally located adjacent to Tunbridge Wells common in the centre of Royal Tunbridge Wells. Parking is provided in the undercroft parking with its automatic electric door and an internal door with stairs to the ground floor and private entrance to this apartment. The entrance hall has wood-effect flooring which extends through to all the principal rooms. The reception room is open plan to the kitchen / dining room to enjoy maximum open plan living with a window and Juliet balcony overlooking Tunbridge Wells common. The stylish modern kitchen boasts Quartz worktops, an undermount sink and worktop lighting. There are integrated appliances and LED spotlights. The bathroom has a contemporary white suite comprising a large bath with shower above and a window to the rear overlooking the common. The double bedroom enjoys a dual aspect with a window overlooking the common to the side and rear. There is an entry phone system and the added benefit of no onward chain.

- Town Centre Location
- Views of The Common
- Undercroft Allocated Parking
- First Floor
- Double Bedroom
- Modern Bathroom
- Open Plan Kitchen / Reception Room
- Modern Living
- Juliet Balcony
- No Onward Chain







## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

Council Tax Band: C

## Leasehold Information:

The property is Leasehold

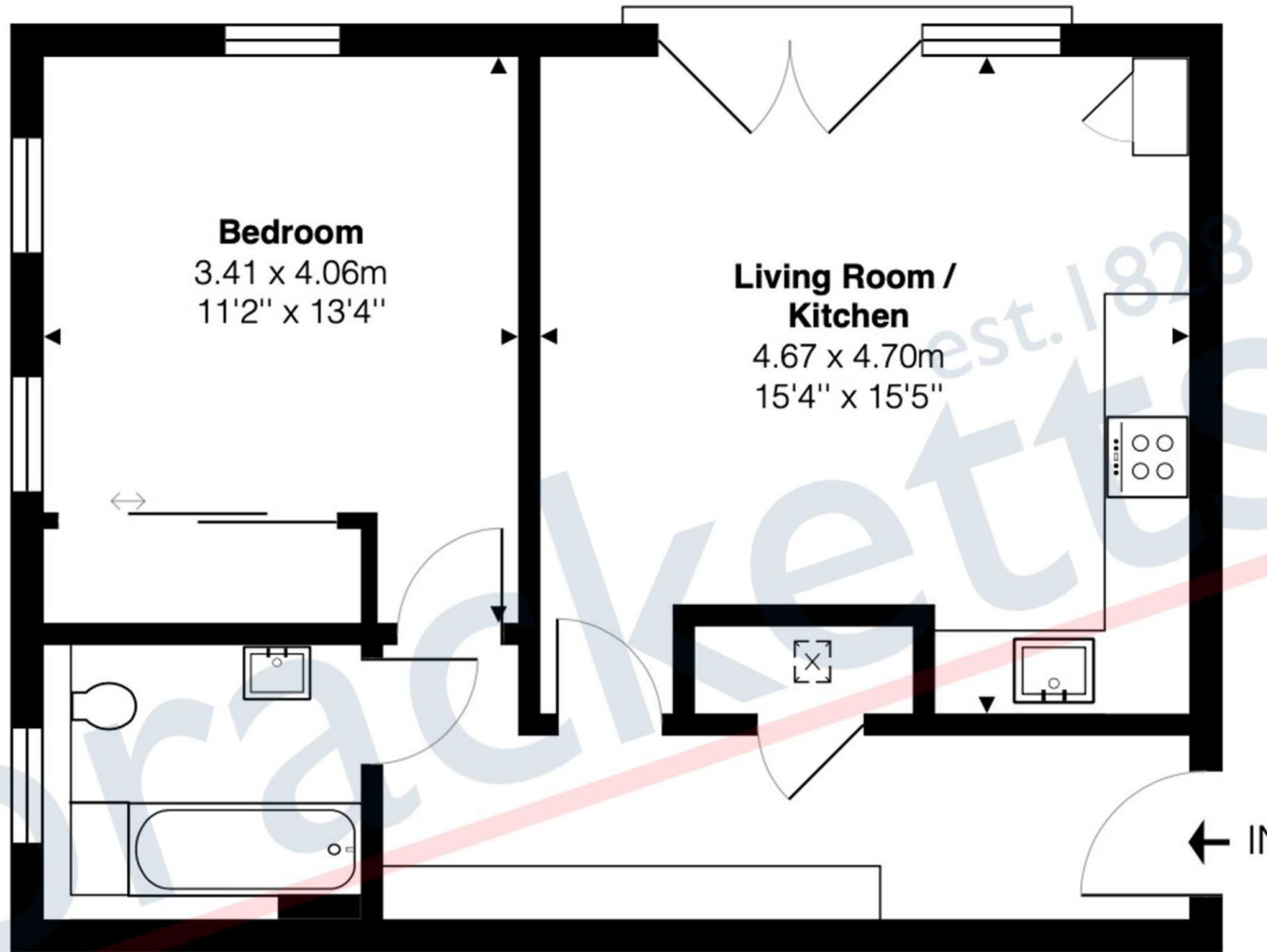
Lease Term: 125 years from 01 January 2017

Service Charge: £1,813 per annum

Ground Rent: £200 per annum



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Internal Area Approx 548 sq ft (50.9 sq m)

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			