



8 THE GLADE, BISHOPS DOWN ROAD
TUNBRIDGE WELLS - GUIDE PRICE £700,000 - £725,000



8 The Glade

Bishops Down Road,
Tunbridge Wells, TN4 8FS

**Entrance Hall - Study - Cloakroom - Open Plan
Kitchen/Dining/Living Room With Bi-Fold Doors To
Balcony & Vaulted Ceiling - Bedroom With En-Suite
Shower Room - Second Floor Landing - Bedroom With
Walk-In Wardrobe & En-Suite Bathroom - Further
Bedroom – Two Allocated Parking Spaces &
EV Charging Point**

Set amidst the serene seduction of one of Royal Tunbridge Wells' most coveted addresses, 8 The Glade is a boutique apartment, offering an exquisite blend of luxury, space, and setting. Nestled at the apex of Mount Ephraim, and accessed via a private lane discreetly tucked behind the prestigious Spa Hotel, this exclusive development pairs contemporary design with timeless surroundings. With the 250-acre Tunbridge Wells Common, The Pantiles, and the mainline station all just a short stroll away, The Glade offers the perfect balance of tranquillity and connectivity.

Apartment 8 presents a great sense of space and individuality and elevates apartment living with house-like proportions and exceptional design. Arranged over two floors, this duplex boasts a stunning double-height open-plan kitchen/dining/living room that leads to a balcony overlooking woodland and open space. The lower level also includes a generous bedroom and en-suite shower room, while the upper floor is dedicated to a luxurious bedroom with Juliet balcony, a stylish bathroom and a further large double bedroom with walk-in wardrobe, which has been converted from the original loft space by the current owners.

Internally, every detail has been considered to enhance comfort, functionality, and aesthetic appeal. The kitchen has been individually designed by an independent specialist and fitted with a suite of premium Bosch appliances, quartz worktop, under-mounted sink, and soft lighting – perfect for both cooking and entertaining.

The bathroom and en-suites exude hotel-style luxury, with modern white sanitary ware, chrome fixtures, recessed mirrors, porcelain tiling, and elegant shower enclosures. The decorative palette is sophisticated and contemporary, with pearl grey walls, satinwood-painted woodwork, and warm oak veneer flooring in key living areas, complemented by plush carpets in the bedrooms. Gas fired central heating and a Megaflo hot water system ensure comfort and efficiency, while the apartment is fitted with a video entry system, mains smoke detector, and secure locks throughout for complete peace of mind.



Built to exacting standards, there is the remainder of a 10-year Build Zone warranty.

Externally, the landscaped grounds are designed with Indian sandstone patios, block-paved parking areas, and electric vehicle charging points as standard. A heated ramp ensures year-round accessibility, whatever the weather. Offering a rare combination of refined living, thoughtful design, and an unbeatable location, The Glade is more than a home – it is a lifestyle destination for those seeking the very best of Royal Tunbridge Wells.

ENTRANCE HALL:

Solid wood flooring, storage cupboard, stairs to first floor.

STUDY:

Double glazed window to side, radiator.

CLOAKROOM:

WC with concealed cistern with water saving flush, wash hand basin with cabinet below, mirror, part tiled walls, heated towel rail, tiled floor.

OPEN PLAN KITCHEN/DINING/LIVING ROOM:

Fitted with contemporary cabinetry and matching work surface with a range of integrated appliances, including double eye level ovens and induction hob, double height vaulted ceiling with two double glazed windows to side and bi-fold doors leading to:

BALCONY:

Decked with far reaching views.

BEDROOM:

Two double glazed windows to rear, radiator.

EN-SUITE:

Fitted with a suite comprising walk-in shower cubicle, wash hand basin and low level WC.

SECOND FLOOR LANDING:

Carpeted, Velux window.

BEDROOM:

Double glazed window to side and French doors to Juliet balcony, radiator.

BATHROOM:

Fitted with a suite comprising walk-in shower cubicle, panelled bath with mixer tap, low level WC, wash hand basin. Window to rear.

BEDROOM:

Two Velux windows and walk-in wardrobe.



OUTSIDE:

The property benefits from two allocated parking spaces and EV charging and there are landscaped grounds designed with Indian sandstone patios and areas of lawn.

SITUATION:

The property is located on Bishops Down Road in central Tunbridge Wells adjacent to both the Spa Hotel and Mount Ephraim. The property is afforded considerable privacy by its proximity to Tunbridge Wells Common and the town centre itself is perhaps best accessed across said Common. The town has a wide range of social, retail and educational facilities including a number of sports and social clubs and two theatres. There is an excellent range of independent retailers and restaurants located principally between the Pantiles and Mount Pleasant as well as nearby Camden Road and the town offers fast and frequent services to both London termini and the South Coast via two main line railway stations and good access to the A21 trunk road.

TENURE:

Leasehold

Lease - 999 years from and including 1 January 2021

Service Charge - currently £2868.46 per year

No Ground Rent

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND: F

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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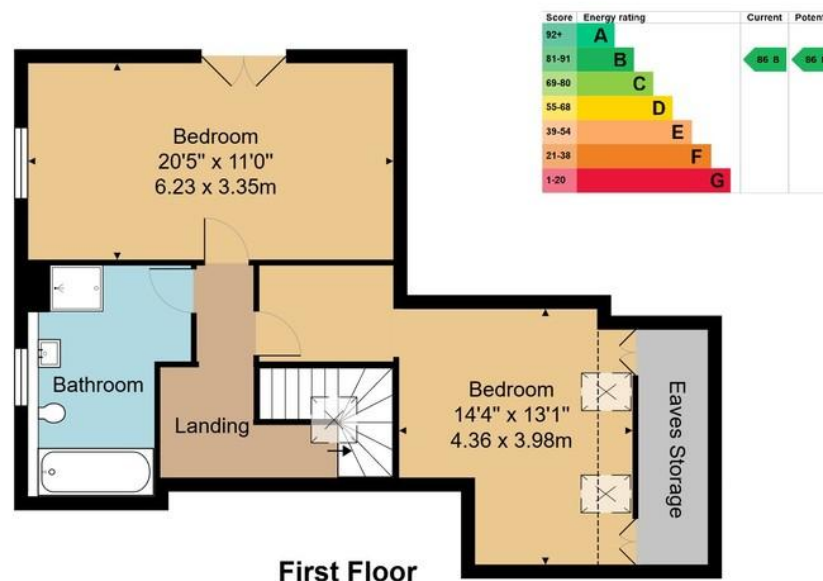
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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First Floor



Ground Floor

Approx. Gross Internal Area 1587 ft² ... 147.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.