



VERVE

TUNBRIDGE WELLS



THE KEYS TO TOWN LIVING AT THE HEART OF IT ALL

Vibrancy awaits at Verve

– an elegant collection of nine apartments set in one of Royal Tunbridge Wells’ most central locations. Residents can easily walk to the town’s train station, restaurants, shops and bars, with acres of open space at Dunorlan Park and Calverley Grounds close by.



A TOWN THAT TICKS EVERY BOX

Tunbridge Wells is a town of exciting contrasts. Attractive Edwardian and Victorian buildings, cutting-edge hospitality venues and cultural hubs, and a discerning collection of shopping facilities – all tightly wrapped in the High Weald Area of Outstanding Natural Beauty.

Walk no more than 14 minutes from Verve and you can be rowing across a serene boating lake at Dunorlan Park, watching an award-winning comedian at the Assembly Hall Theatre or enjoying a gourmet meal at Thackeray's. A short stroll will also take you to The Pantiles or Tunbridge Wells train station for a 45 minute journey to London Bridge and beyond.

MAKE ROOM IN YOUR DIARY

When you're living at Verve there's always a table to be booked or a new bar to try. Top-tier restaurants, such as Hotel du Vin, The Ivy and Sankey's, offer local, yet sublime, dining experiences. Pre-theatre or after dinner drinks can be taken in one in numerous bars. Chapel Place, The Wine Room, The Pantiles Tap and Geography are on the must-visit list, or book tickets to The Forum – the town's home of live music.



Café culture in Tunbridge Wells is one of the finest for miles. You don't have to travel far from Verve to sample the best barista-brewed coffees and irresistible cakes. Secure a table at The Black Dog or join the queue at The Bicycle Bakery just as a batch of exquisite pastries are brought out of the oven.

The Pantiles is the town's focal point and there is a buzz both day and night. The atmosphere is often compared to London's Covent Garden, with outside tables, jazz festivals and boutique shopping.

STYLE ON YOUR DOORSTEP

Tunbridge Wells is a self-contained town that brings together a vast array of facilities. Shoppers gravitate to the area for a wide choice of big brands and independent labels. Two department stores – Fenwick and Hoopers – provide retail anchors, while there is Royal Victoria Place shopping centre and streets lined with stores, including a bustling High Street, Calverley Road and Mount Pleasant Road.

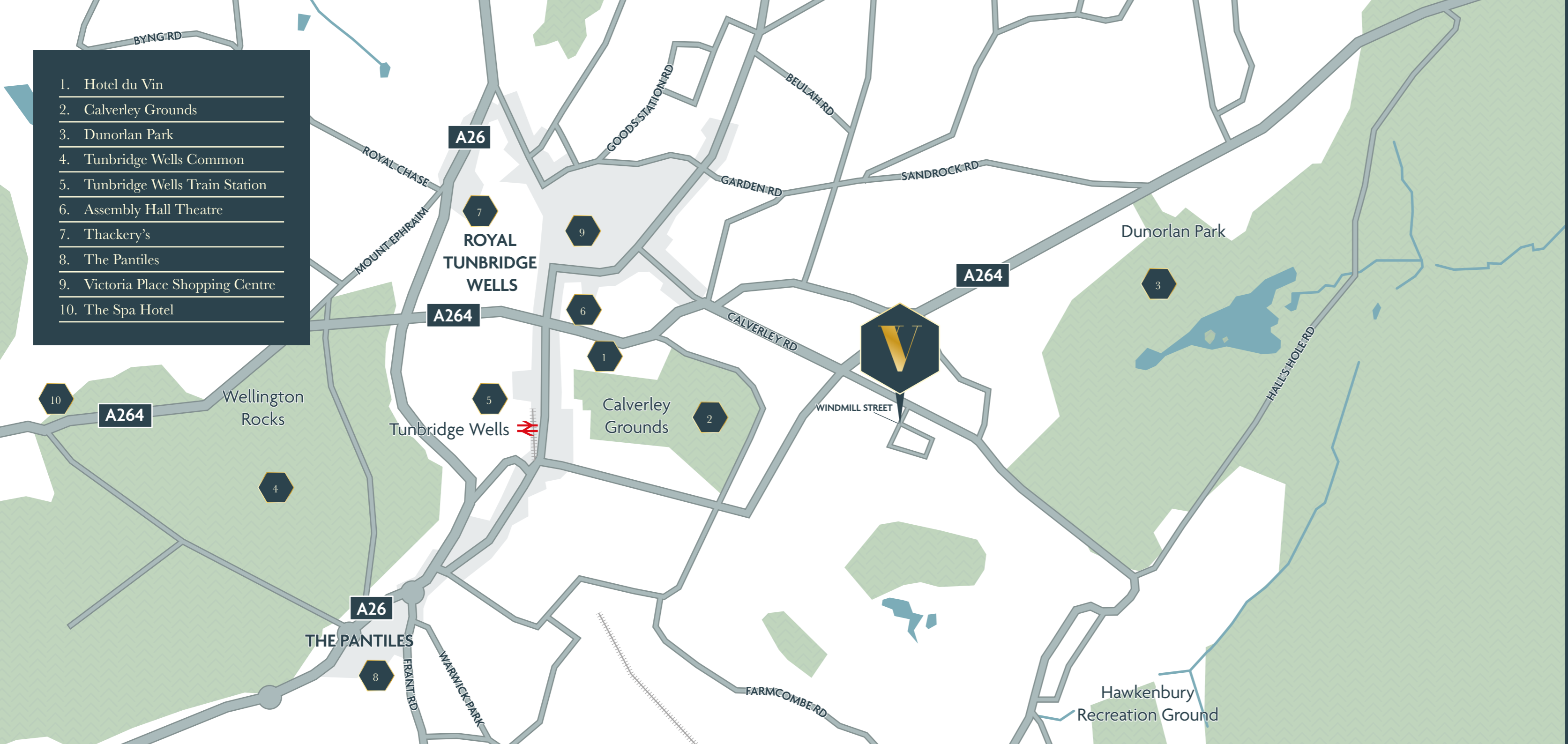
Spa style lives on in Royal Tunbridge Wells, although people have swapped drinking the iron-rich spring waters for the warm pool and fitness facilities at The Spa Hotel. Health and wellbeing are easily pursued in the town, with a wide choice of yoga and pilates studios, beauty and hair salons, gyms and personal trainers.



FIND YOUR CALM CLOSE TO HOME

It's easy to balance the vibrancy of town living with tranquil open spaces in Tunbridge Wells. Calverley Grounds is an oasis of green close to Verve, with sports pitches, ornamental gardens, a café and in the winter, an ice rink. There's also Tunbridge Wells Common, which sits cheek-by-jowl with the town's shopping facilities, and the 78 acres of Dunorlan Park – home to a boating lake, a café and a weekly park run.

1. Hotel du Vin
2. Calverley Grounds
3. Dunorlan Park
4. Tunbridge Wells Common
5. Tunbridge Wells Train Station
6. Assembly Hall Theatre
7. Thackery's
8. The Pantiles
9. Victoria Place Shopping Centre
10. The Spa Hotel




CONNECTIONS

 On foot

Dunorlan Park Store	1 minute
Victoria Place Shopping Centre	11 minutes
Assembly Hall Theatre	12 minutes
Dunorlan Park	13 minutes
Tunbridge Wells Train Station	16 minutes

 By car

The Pantiles	1 miles
Odeon Cinema	3.3 miles
Sevenoaks	12 miles
Gatwick Airport	23 miles
Rye	28 miles

 By rail

Tonbridge	10 minutes
Sevenoaks	22 minutes
Hastings	41 minutes
London Bridge	45 minutes
London Cannon Street	49 minutes
London Charing Cross	53 minutes

Travel times are based on minimum journey times available. Sources: Trainline.com and Google maps. Feb 2024.

START WITH SPACE AND STYLE

Verve comprises 8 two-bedroom apartments and 1 three-bedroom penthouse – set across four floors, with full lift access and outside space to every apartment. Although a vast array of amenities are on your doorstep, each residence benefits from valuable, undercroft parking space and secure cycle storage.

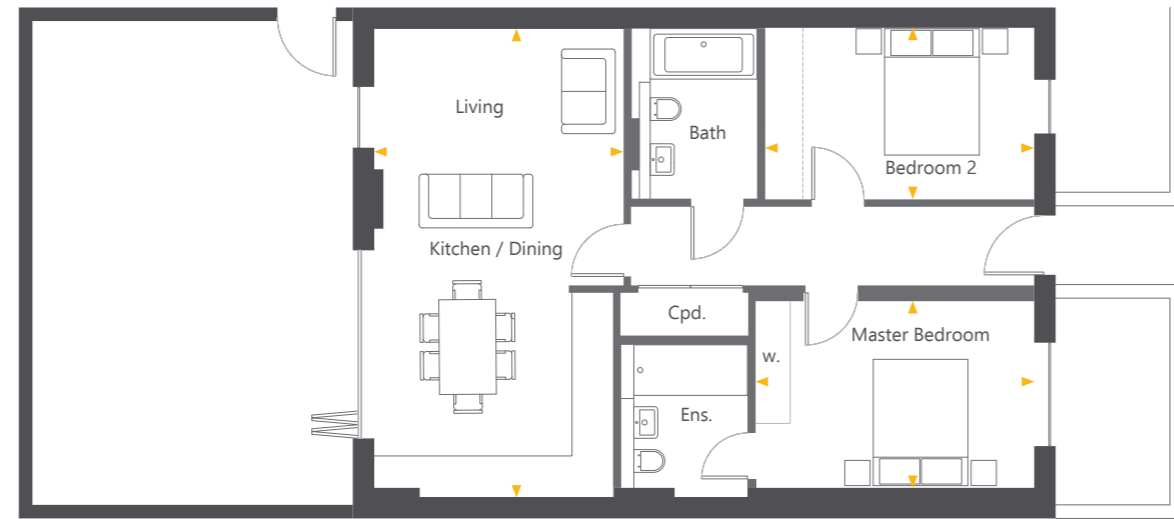
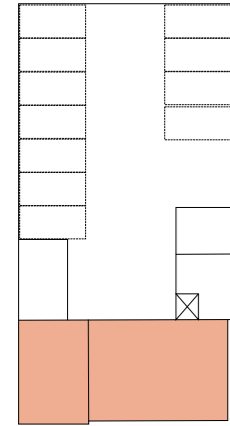
The ground floor apartment enjoys a private garden while the other residences each have their own balcony. Maximum outdoor space is enjoyed by the penthouse, with direct access to an oversized balcony via bifold doors from the living/dining room and via double doors from the master bedroom.



Computer generated image

PLOT 1

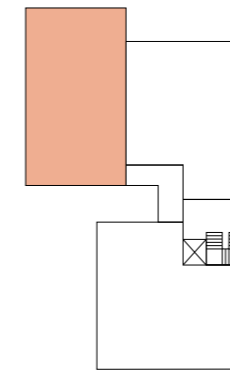
GROUND FLOOR



Kitchen/Lounge/Dining Room	7411mm x 3948mm	24'4" x 12'11"
Bedroom 1	4410mm x 2955mm	14'6" x 9'8"
Bedroom 2	4259mm x 2716mm	14' x 8'11"

PLOTS 2 & 5

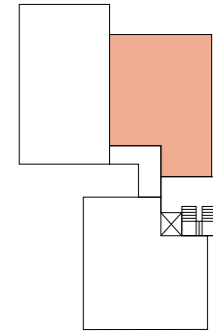
PLOT 2 FIRST FLOOR
PLOT 5 SECOND FLOOR



Kitchen/Lounge/Dining Room	9519mm x 3554mm	31'3" x 11'8"
Bedroom 1	4831mm x 3528mm	15'10" x 11'7"
Bedroom 2	3699mm x 3593mm	12'2" x 11'9"

PLOTS 3 & 6

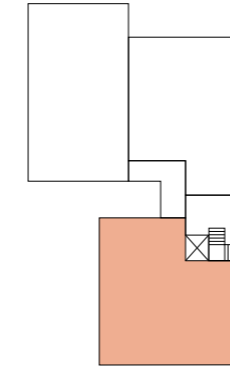
PLOT 3 FIRST FLOOR
PLOT 6 SECOND FLOOR



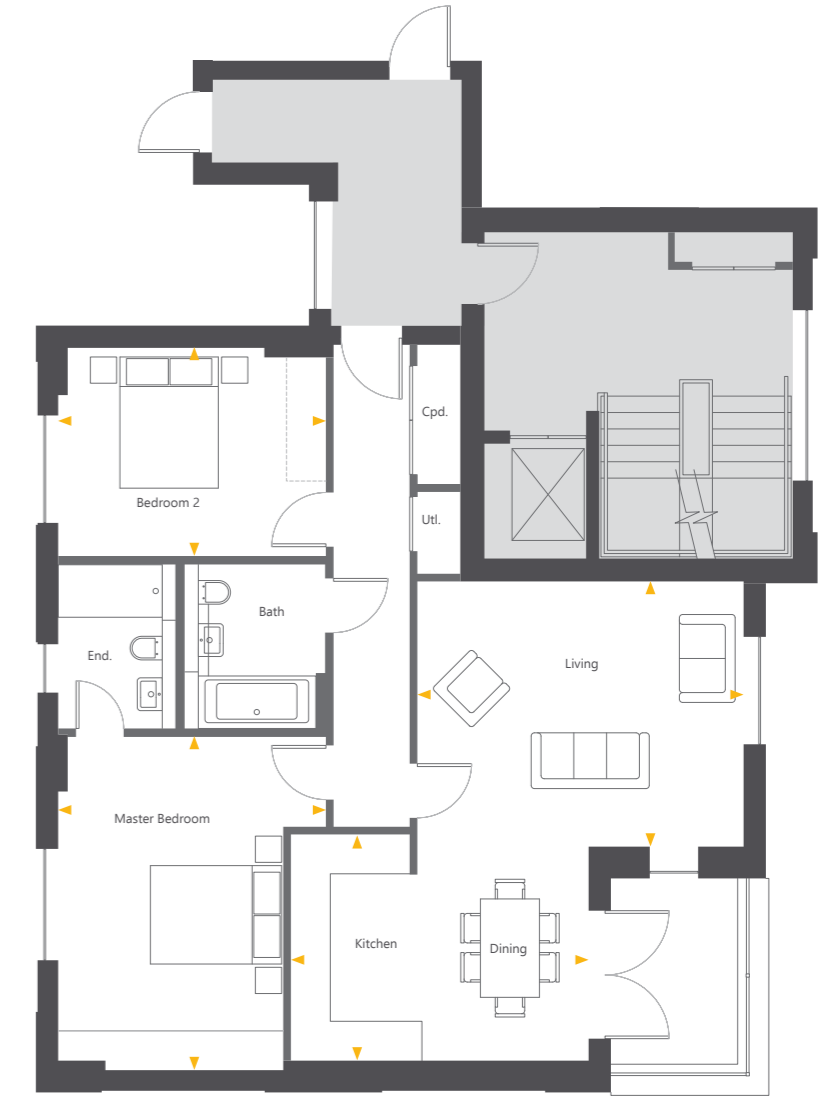
Kitchen/Lounge/Dining Room	7118mm x 4502mm	23'4" x 14'9"
Bedroom 1	4104mm x 3563mm	13'6" x 11'8"
Bedroom 2	4216mm x 2925mm	13'10" x 9'7"

PLOTS 4 & 7

PLOT 4 FIRST FLOOR
PLOT 7 SECOND FLOOR

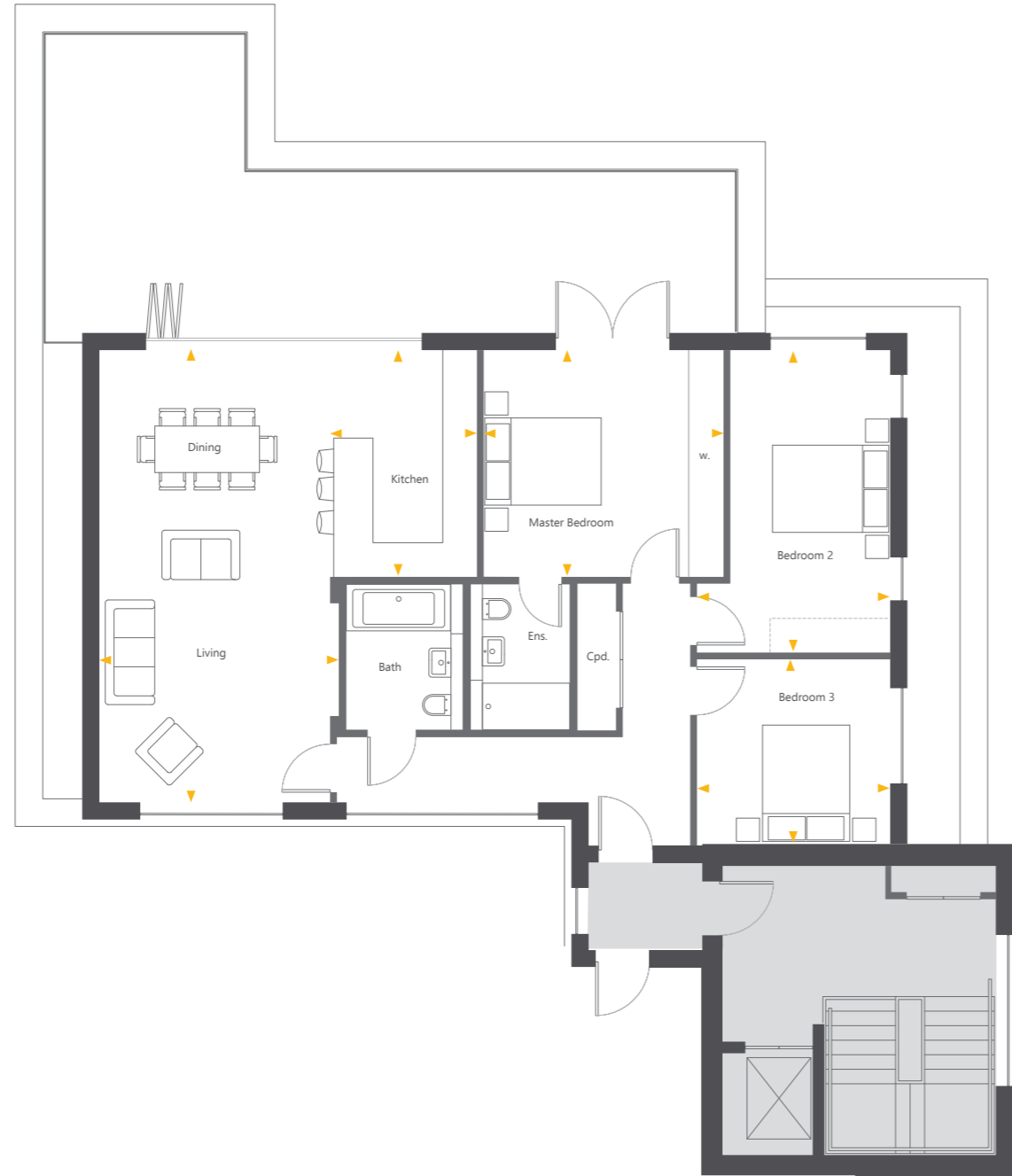
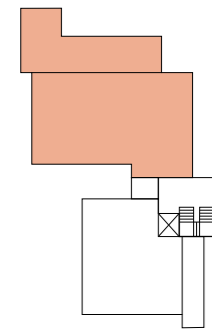


Kitchen Diner	4538mm x 3449mm	14'11" x 11'4"
Living	4974mm x 4016mm	16'4" x 13'2"
Bedroom 1	5080mm x 4081mm	16'8" x 13'5"
Bedroom 2	4081mm x 3173mm	13'5" x 10'5"



PLOT 8

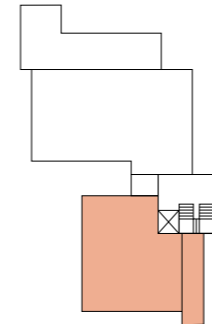
THIRD FLOOR



Kitchen	3901mm x 2526mm	12'10" x 8'3"
Living Diner	7779mm x 3968mm	25'6" x 13'
Bedroom 1	4105mm x 3901mm	13'6" x 12'10"
Bedroom 2	5203mm x 3323mm	17'1" x 10'11"
Bedroom 3	3323mm x 3176mm	10'11" x 10'5"

PLOT 9

THIRD FLOOR



Kitchen/Lounge/Dining Room	6237mm x 4829mm	20'6" x 15'10"
Bedroom 1	3505mm x 2961mm	11'6" x 9'9"
Bedroom 2	4045mm x 3278mm	13'3" x 10'9"



SPECIFICATION

Where quality comes first

The specification at Verve has been carefully curated to create a warm, inviting environment. A superior level of comfort comes from quality materials and a generous approach to fixtures and fittings, while a clever blend of classic and contemporary design notes gives timeless appeal.



KITCHENS

- Fully fitted kitchen with Quartz worktops and soft close doors and drawers
- Stainless steel under mounted sink with mixer tap in nickel finish
- Built-in oven
- Built-in microwave / Combi Oven
- Induction hob
- Cooker extractor (Apartments with Island Hobs have downdraft extractors)
- Integrated fridge freezer
- Integrated dishwasher
- Integrated Washer Dryer some plots only
- Under wall cabinet lighting and sockets

BATHROOM & ENSUITE

- White sanitaryware with chrome taps
- Wall mounted basin & vanity cabinets
- Wall Mounted WC with concealed cisterns
- Bath filler and deck mounted shower
- Showers with thermostatic shower controls
- Overhead Raindance shower to ensuite
- Chrome heated towel rail
- Ceramic and porcelain fully tiled walls and floors

SECURITY

- High security front entrance doors with multipoint locking
- Internal intruder alarm to all apartments with flush control keypad. Intruder alarm to include App to enable remote monitoring by mobile phone
- Colour Video Entry Phone to all apartments. Entryphone to include App enabling remote access to all visitors
- Security Cameras to entrance lobby and external carpark areas with recording and remote viewing available

HEATING, ELECTRICAL & LIGHTING

- Heating and Hot water provided by Exhaust Air Heat Pump
- Underfloor heating to complete apartment
- Heated Towel Rail to Bathroom and Ensuite Bathroom
- TV/Media points to living room and all bedrooms
- Cat 5 network cabling to all media points
- BT points to entrance living room & master bedroom
- LED Lighting throughout

INTERIOR FINISHES

- Wardrobes to all master bedrooms
- Elegant skirting and architraves with white Satin finish
- Matt paint work finish to all rooms
- Internal doors with Chrome Furniture
- Real Wood Engineered oak flooring to entrance hall, living room and Kitchen areas
- Neutral tone carpets to bedrooms
- Porcelain floor tiling to bathrooms and ensuites

EXTERNAL FEATURES

- Private balconies or terraces to all apartments
- LED lighting to all balconies and terraces
- Composite Decking to balconies

COMMUNAL AREAS

- Lift to all floor levels
- Allocated Car parking
- External LED lighting
- Car Charging points for all apartments
- Communal Bike and Bin stores LED lighting to all balconies and terraces

ABOUT WEDGEWOOD

Our ambitious, family-run company has been building new homes across the South East for more than 30 years. We pride ourselves on our tight-knit team of designers, architects and project managers, chosen for their professionalism but also their flair.

Together with Wedgewood's owners, our team quality controls at every construction stage to deliver immensely desirable and enduring residences. Our portfolio of legacy developments is full of homes that people want to live in now and in the future.

We're agile and hands-on enough to create fresh designs for each development. From ultra-modern apartment buildings to barn conversion-style homes, we adapt to the environmental setting, the local planners and current home 'must haves'.



*“Building homes
people want to live
in, in places they
want to be.”*

Increasingly, we are fusing our distinctive design-led approach with superior sustainability credentials. For example, we prefer responsibly sourced woods, materials with exceptional thermal properties, air source heat pumps and LED lighting.

Together with aspects such as electric vehicle charging points and ample cycle storage, we aim to make a positive contribution to the environment, while providing local property markets with much-needed new homes.

AWARD-WINNING PEDIGREE

Coastlands in Hythe brings together bold architecture, precise engineering and a breathtaking design to create a new landmark on the south coast. The eight apartments enjoy exceptional features, including recessed balconies, timber cladding, panoramic windows to frame the sea views, a distinctive roofline and a luxury specification.

In 2023, Wedgewood entered its first property awards in its history. A panel of independent judges awarded Coastlands Gold at the What House? Awards in the Best Apartment category. The judges said of the development: “Wedgewood has taken a great deal of pride in the scheme – deservedly so. It is hard to find fault with this superb example of what a small, passionate team can achieve.”



WEDGEWOOD
HOMES

*“We design for life,
creating environments
that not only offer ideal
living but also provide
surroundings to enjoy.”*

Mathew Carpenter,
Managing Director.





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Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. This brochure should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.