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**£345,000**

Plot 6 Silverdale Mews Silverdale Road, Tunbridge Wells, TN4 9HX

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STAMP DUTY CONTRIBUTION\* Plot 6 at Silverdale Mews is a high specification 2 bedroom apartment within walking distance of High Brooms Station. Call now to book your viewing of this AWARD WINNING DEVELOPMENT! \*T's & C's apply.

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### The Property

Located in the gated development of Silverdale Mews, Plot 6 is stunning new, traditionally built, first floor apartment. At the heart of the property is an open plan kitchen/dining/living room with a high specification shaker style kitchen by Omega Kitchens. Plot 6 offers two bedrooms and a family bathroom. Boasting an attention to detail and high specification throughout, the property benefits from underfloor heating, five panel oak doors and oak parquet Amtico flooring to the living areas. Meanwhile, outside, the property includes an EV charging point and allocated parking space.

### Travel & Commuting

Ideally located within easy walking distance of High Brooms Station, Silverdale Mews is perfect for commuters. High Brooms Station offers a regular service to London Bridge (41 minutes), London Cannon Street (51 minutes) and London Charing Cross (52 minutes). Meanwhile, Tunbridge Wells and Tonbridge Stations are also accessible by car.

### Leisure

Silverdale Mews is located within a short walk of Grosevenor and Hilbert Park which is one of Tunbridge Wells oldest public parks. Recently updated with Heritage and Big Lottery Funding, the park boasts a large play area, a café, an ornamental lake, a bowling green, a hireable community Hub, two full size grass football pitches and a kick around area marked for 5-a-side football and basketball. Additionally, there is the Ancient Woodland, wetland area and community orchard just waiting to be explored.

The Tunbridge Wells Sport Centre is also within walking distance and offers a range of facilities and activities, including exercise classes, soft play sessions, a well equipped gym, four indoor courts and three pools. Additionally, in the locality there is a well regarded rock climbing gym and martial arts school.

The historic spa town of Tunbridge Wells offers a wide array of amenities, with an exciting mix of independent boutiques and high street favourites. Always more to explore - the town boasts substantial collection of coffee shops, restaurants and bars. The town also benefits from food fairs and markets.

The Trinity Theatre & Arts Centre hosts a varied programme of art exhibitions, theatre, films, dance, opera and music

productions. While the Forum is renowned for its diverse evening events. Additionally, set against the stunning backdrop of the Georgian Colonnade in the heart of the historic Pantiles are the famous 'Jazz on the Pantiles' summer nights.

### Schooling

Silverdale Mews is within walking distance of St Johns Primary School. Recently rated Good by Ofsted, the report noted that 'the school values of honesty, respect, empathy, courage and inclusivity are woven through the fabric of daily life'.

Renowned for its state education, Tunbridge Wells boasts The Skinners School, Tunbridge Wells Grammar School for Boys and Tunbridge Wells Girls' Grammar School. Additionally, the faith based schools of Bennett Memorial and St Gregory's are also in the locality. In the neighbouring town of Tonbridge The Judd School, Tonbridge Grammar School for Girls and Weald of Kent Grammar School are also sought after.

### Photography

Images are of the advertised property.

### Disclaimer

We are sales and marketing agents for new homes. Whilst we endeavour to ensure our sales details/adverts/on-line representations etc. Are both accurate and a true reflection of the development or individual property being marketed, certain information is provided from the outset to us by our developer client and we are reliant upon the same. Therefore, we recommend that if any items/points are of particular importance please raise these with the sales team so that confirmation or verification can be sought from our developer client. Please also be aware that floor plans are a visual guide to show where rooms are situated within the property and all measurements given are approximate. Some floor plans indicate location of where wardrobes, beds, furniture etc. May be placed and unless separately stated do not form part of the specification. Our developer client may amend the specification or make changes to the layouts during the build up until the property is complete. Whilst we aim to keep our marketing material as up to date as possible, we may not always be immediately aware of these changes if we have not been updated by our developer client.