



**£265,000**

Flat 9, The Nightingales Queens Road, Tunbridge Wells, TN4 9LU

## Flat 9, The Nightingales Queens Road, Tunbridge Wells, TN4 9LU

Flat 9, The Nightingales is a well presented 2 bedroom, top floor apartment in a sought after Tunbridge Wells location, within walking distance of both High Brooms and Tunbridge Wells stations.

---

A modern two bedroom apartment situated on the top floor of a superbly located, purpose built apartment block in the St Johns quarter of Tunbridge Wells. The apartment benefits from a good sized open plan living/dining room leading to the recently refitted kitchen. The kitchen includes an integrated fridge, and a Bosch gas hob and oven. Additionally, the property benefits from a well proportioned master bedroom with built in wardrobe, versatile second bedroom and modern bathroom. Externally, the property has an allocated parking space and visitor parking facilities, and use of the communal patio.

### Travel & Commuting

Ideally located within a mile of High Brooms Station and Tunbridge Wells Station, the property is perfect for commuters. Both stations offer regular and fast services to London Charing Cross (via London Bridge and Waterloo East) with journey times from 50 minutes.

### Leisure & Shopping

The property is located within easy walking distance of a Little Waitrose and Simply Food, and Sainsbury's Local.

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. Likewise, also in the vicinity is St John's Tennis Club, a welcoming club for all abilities which benefits from all-weather and clay courts.

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.

### Education

The property is within walking distance of St John's Church of England Primary School and St Augustine's Catholic Primary School, both rated 'Good' in their most recent respective Ofsted inspections.

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.

### Leasehold

Lease Length - 107.5 years remaining.

Service Charge - currently £1,740 per annum. Charged in March and September.

Ground Rent - currently £50 per annum. Charged in February. Council Tax Band: D

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

### Viewing

By appointment with RPC Land & New Homes.

### Estate Agents Act 1979

In accordance with Section 21 of the Estate Agents Act 1979 RPC Land & New Homes declare a personal interest in the sale of this property. Please contact us for more information.

### Disclaimer

We endeavour to make our sales particulars accurate and reliable. However, please note that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Additionally, the services, systems and appliances listed in this specification have not been tested by us and therefore no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact RPC Land & New Homes. Please note that fixtures and fittings other than those mentioned are to be agreed with the seller.