



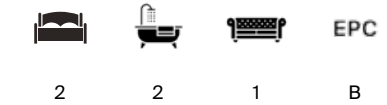
## APARTMENT 17, SAPPHIRE HOUSE

12 Sovereign Place, Tunbridge Wells



## AN EXCEPTIONAL TWO BED APARTMENT

Located within prestigious Royal Wells Park, just 0.8 of a mile from the station. The apartment is ideally located for the town centre and popular schools, including The Wells Free School and grammars.



Local Authority: Tunbridge Wells Borough Council

Council Tax Band: D

Tenure: Leasehold (999 years from 16th January 2020)

Ground Rent: £500 per annum    Service Charge: Approximately £500 per quarter

Services: Mains water, electricity and drainage. Gas-fired central heating. EV Charging.

Postcode: TN4 8FL    [what3words.com/kicks.combining.taxi](https://www.what3words.com/kicks.combining.taxi)



## THE PROPERTY

Built by renowned Berkeley Homes in 2020, Apartment 17 is situated on the third floor, with a welcoming entrance hall leading through to the living accommodation.

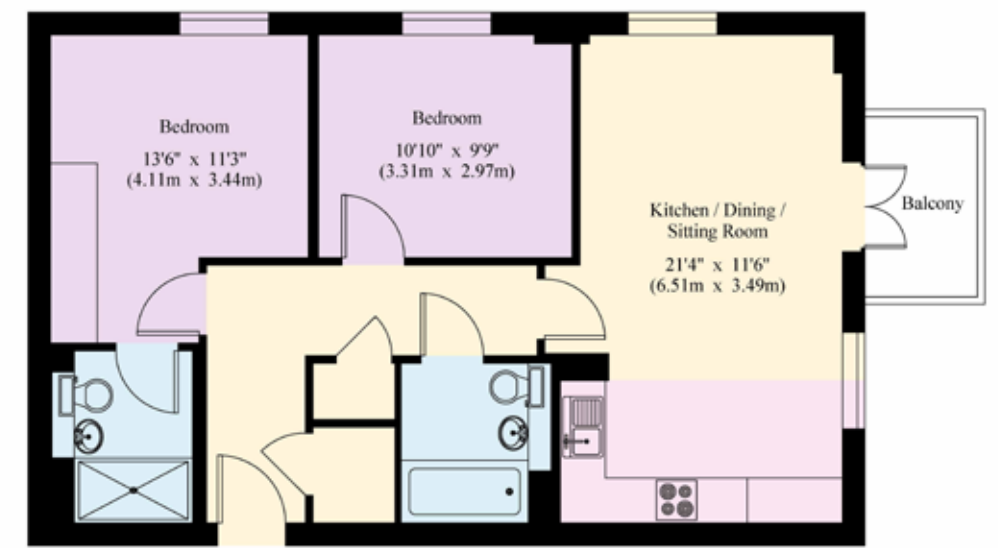
The open-plan kitchen/dining/sitting room is a wonderful living and entertaining space, with double doors opening directly out onto a private, south-west facing balcony. The principal bedroom is a generous size with fitted storage and a luxuriously appointed en suite shower room. There is one further bedroom, served by a family bathroom.

The property benefits from one allocated parking space and further visitor parking available on the development.

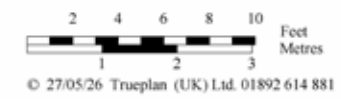




Gross Internal Area : 69.0 sq.m (742 sq.ft.)



Third Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Ross Davies**  
01892 515035  
ross.davies@knightfrank.com

**Knight Frank**  
47 High Street, Tunbridge Wells  
Kent, TN1 1XL

**Michelle Lock**  
01892 515035  
michelle.lock@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.