



Connells

Regent House Herald Gardens
Tunbridge Wells

Regent House Herald Gardens Tunbridge Wells TN2 3FQ

for sale offers in excess of
£295,000



Property Description

Nestled within the highly sought-after Knights Wood development, built by the award-winning Dandara, this beautifully presented ex show home, ground floor apartment offers a superb blend of style, comfort, and convenience.

Featuring two generous double bedrooms, two contemporary bathrooms, and high-quality finishes throughout, this exceptional home is ideal for modern living.

Flooded with natural light, the impressive dual-aspect living and dining room creates a bright and inviting space, with direct access to a private balcony, perfect for al fresco dining, entertaining, or simply unwinding in peaceful surroundings.

The sleek, fully fitted kitchen is thoughtfully designed, combining practicality with contemporary elegance.

The spacious principal bedroom benefits from a stylish en-suite shower room, while the second double bedroom is served by a beautifully appointed family bathroom.

Two large storage cupboards further enhance the practicality of the accommodation.

Residents of Knights Wood enjoy beautifully maintained communal grounds with

expansive lawns and mature trees, creating a tranquil, village-like setting. The development also benefits from a local convenience store and school within easy walking distance.

Externally, the property offers allocated parking together with ample visitor parking throughout the development.

Ground Floor

Entrance Hall

Kitchen/Lounge/Dining Room

Utility Cupboard

Bedroom One

En-Suite

Bedroom Two

Bathroom

Outside

Balcony

Communal Gardens

Secure Bike Storage Shed

Allocated Parking For One Car

Visitor Parking

Additional Upgrades

- Amtico flooring within kitchen/lounge/dining room, downstairs cloakroom and entrance hall

- MVHR ventilation system

- Phone entry system

- Integrated Neff fridge/freezer

- Integrated Neff Microwave

- Integrated Neff dishwasher

- Quartz worksurfaces in kitchen

- Villeroy & Boch sanitary ware throughout

- Neff fan oven

- Neff hob

- Fitted wardrobes to master bedroom

- Roof was recoated in September 2026 and carries a 25 year warranty.

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous

parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Perfectly placed for commuters, the property benefits from easy access to both Tunbridge Wells and High Brooms stations, with Southeastern services providing fast and frequent connections to London and the South East. For motorists, the A21 is conveniently accessible nearby. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both worlds.

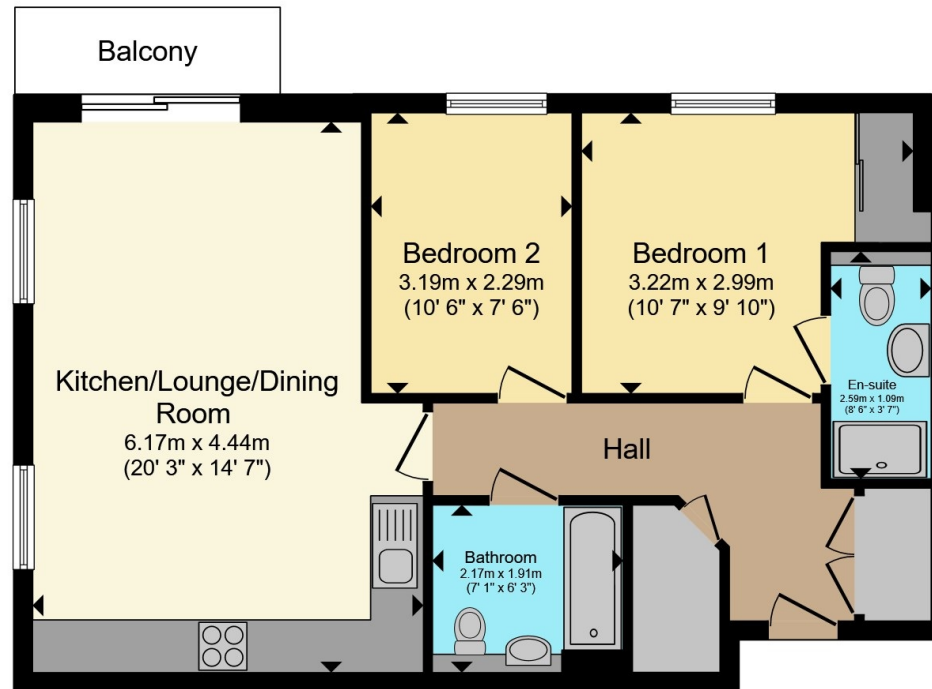
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor

Total floor area 63.0 m² (678 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
 Band: D

Service Charge:
 1962.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL407058

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: TWL407058 - 0006