



Bardens



LINDEN PARK ROAD TUNBRIDGE WELLS

£1,550 PCM

This modern apartment is conveniently set to the South of the Pantiles. The building comprises a resident's reception area with night and day concierge and communal courtyard gardens. The apartment is on the second floor and features a modern, dual aspect open plan living area. There is a Juliette balcony on one side of the room, and sliding doors opening onto a private balcony with lovely views on the other. The German kitchen is fully fitted with stone worktop, integrated fan oven, induction hob, and comes complete with integrated fridge freezer & dishwasher. The master bedroom is a large double with fitted wardrobes and a Juliette balcony. The spacious hallway has a storage cupboard with modern air filtration system. The apartment has an allocated parking space in the secure underground car park with state of the art number plate recognition. The complex also contains secure entry with lift access and a bike rack. Double glazing throughout, EPC band B. Council tax band D. Partly furnished. Available immediately. Viewing highly recommended.



- Modern 1 Bedroom Apartment Close to the Pantiles
- Open Plan Dual Aspect Living Room
- Modern Kitchen with Integrated Appliances Including Dishwasher
- Master Bedroom with Fitted Wardrobe & Juliette Balcony
- Contemporary Bathroom
- Private Balcony and Communal Garden

Kitchen-Living-Dining Room

The dual aspect, open plan kitchen-living-dining room is a good size. The room opens onto a private balcony and there is also a separate Juliette balcony providing plenty of light. There is a TV and satellite TV point, and two electric thermostatically controlled radiators.

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Modern Kitchen

The modern kitchen is well equipped with a stone worktop and one and a half bowl kitchen sink with mixer tap. There is an integrated fridge freezer, dishwasher and fan oven with four ring induction hob. The kitchen has a good range of wall and base kitchen cupboards providing plenty of storage.

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Master Bedroom

The master bedroom has a Juliette balcony and a fitted wardrobe with mirror doors. There is a TV aerial point and a thermostatically controlled electric radiator.

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Modern Bathroom

The modern bathroom has a full length bath with rain shower over. There is a wall mounted basin with mixer tap, WC, a stainless steel heated towel rail, and a wall mounted cupboard with mirror doors providing plenty of storage.

Private Balcony

The private balcony overlooks the communal courtyard garden and has a lovely view of Tunbridge Wells.

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Secure Allocated Parking

The flat comes with a secure allocated underground car parking space with state of the art number plate recognition.

EPC & Council Tax

Energy Performance Certificate band B. Tunbridge Wells council tax band D, £2437.55 for 2026-27.

Location

The Potteries sits to the South of the historic Pantiles with it's selection of boutique shops, restaurants and café's. Tunbridge Wells mainline station with it's train services to London and the South Coast is less than a 10 minute walk away. Sainsbury's Supermarket is a 5 minutes by foot. Lovely walks on the Common are a short 3 minute stroll away.



- Partly Furnished • Allocated Secure Underground Parking Space • Modern Electric Heating. Double Glazing. EPC Band B. Council Tax Band D • Interested? Video Tour Available



Internal Area: 592 sq ft / 55 sq m

Kitchen / Living / Dining
6.08m x 4.47m / 20'0" x 14'8"

Bedroom
3.57m x 3.29m / 11'9" x 10'10"

Balcony
2.97m x 1.57m / 9'9" x 5'2"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: B Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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