



**Sandrock Road, Tunbridge Wells**  
Tunbridge Wells

Guide Price **£295,000**

**bracketts**  
est. 1828





## Shrublands Court

### Tunbridge Wells, Tunbridge Wells

Offered for sale is this well presented apartment which enjoys a quiet setting surrounded by well-maintained communal lawns and landscaped gardens. Ideally situated near the charming St James' Church and the highly regarded St James' Primary School, the property offers excellent access to the town centre. Just a short distance away, the Royal Victoria Place shopping centre and Calverley Road precinct provide a wide range of retail and dining options.

Situated on the second / top floor, this well-presented apartment offers spacious and thoughtfully arranged accommodation throughout. The property comprises a generous entrance hall with multiple built-in storage cupboards, a fitted kitchen with space for standard appliances alongside an integrated oven and hob, and a bright, generously sized lounge. There are two double bedrooms and a family bathroom.

Tunbridge Wells mainline station is conveniently located within a mile, offering fast and frequent services to London in under an hour – perfect for commuters. The area also boasts an excellent selection of both state and independent schools for all ages, along with a variety of leisure and recreational facilities. The expansive Dunorlan Park, with its scenic boating lake, café, and open green space, is just a few hundred yards from the property. Offered with no onward chain, we recommend viewing at your earliest convenience.

Council Tax band: C

Tenure: Leasehold





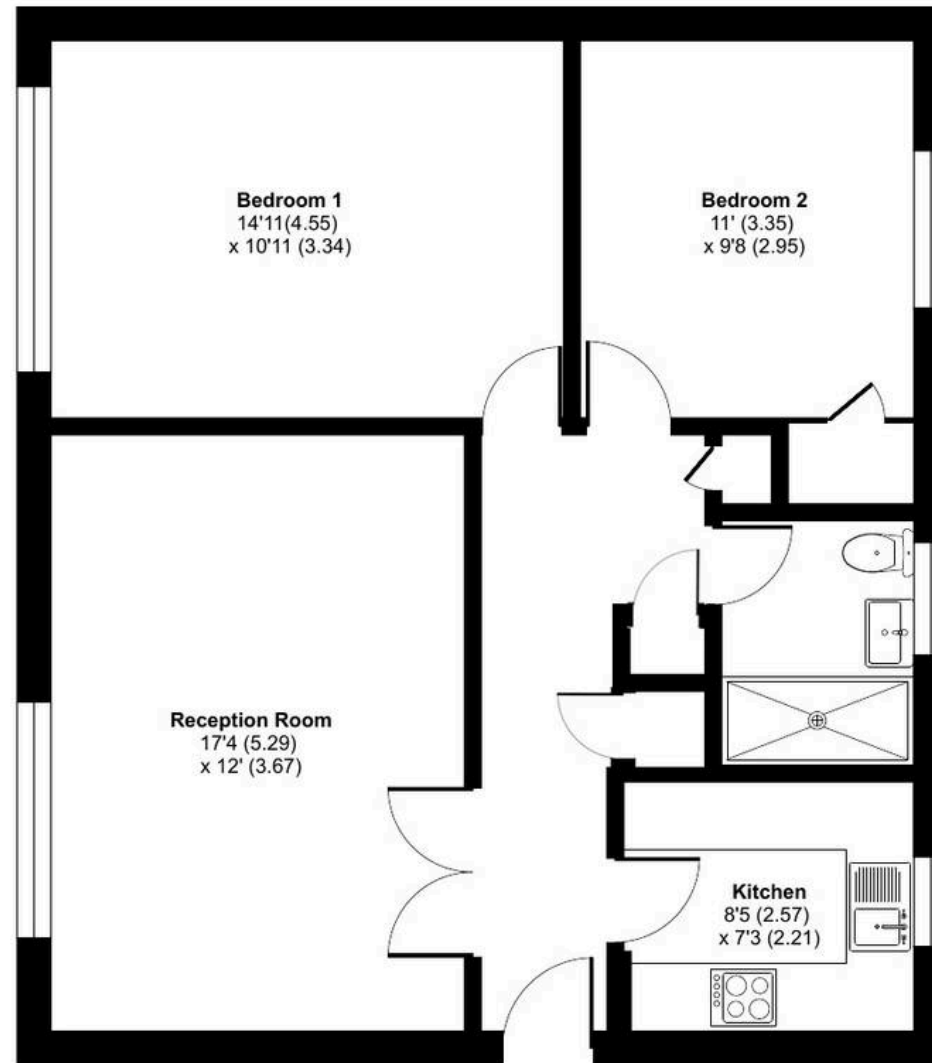
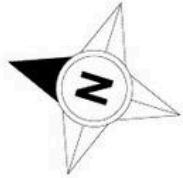




# Shrublands Court, Sandrock Road, Tunbridge Wells, TN2

Approximate Area = 723 sq ft / 67.1 sq m

For identification only - Not to scale



GROUND FLOOR

