



Connells

Newton Road
Tunbridge Wells

Newton Road Tunbridge Wells TN1 1RU

for sale offers in excess of
£270,000



Property Description

Ideally positioned within one of Tunbridge Wells' most desirable and highly sought-after locations, this exceptional one-bedroom apartment offers stylish, contemporary living at its finest.

The property boasts a private roof terrace – the perfect space for enjoying the summer sun or entertaining guests in an elevated and secluded setting.

Further benefits include the added reassurance of a remaining new-build warranty.

Internally, the apartment has been finished to an outstanding standard throughout and benefits from ample storage.

At its heart is a bespoke, handcrafted German shaker-style kitchen, beautifully appointed with a range of integrated appliances and elegant Calacatta quartz worktops, combining functionality with sophisticated design.

The luxurious bathroom is equally impressive, featuring high-specification brushed gunmetal designer brassware by Flova, creating a sleek and modern aesthetic.

The property also benefits from a spacious double bedroom, enhanced by a striking skylight lantern that floods the space with natural light.

Offered to the market with NO ONWARD

CHAIN, this superb apartment represents an ideal purchase for a first-time buyer or downsizer seeking a high-quality home in a prime location.

Second Floor

Communal Entrance Hall

Kitchen/Lounge/Dining Room

Bedroom One

Bathroom

Outside

Private Roof Terrace

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.

Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. 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.

Specification Includes

- Engineered herringbone wood flooring
- Kersaint Cobb Pampas Nordic Gothenburg carpets
- Calacatta Quartz worktops
- German made kitchens by BV Projects
- Siemens induction hob and oven
- Bosch dishwasher, washer/ dryer and full height Fridge Freezer
- Multi zone electric underfloor heating system

- Vent Axia multi zone MVHR system
- Vitusso Fluted Vanity units
- Brushed gunmetal designer bathroom brassware by Flova
- Blake Limestone Porcelain tiles
- Gledhill Stainless Pro water heating system
- Fibre connected
- Video intercom door entry system

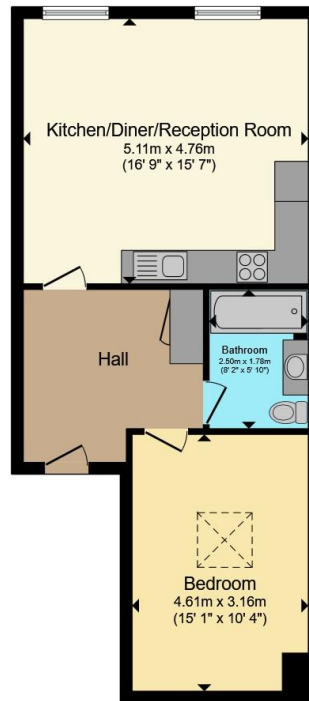
Agents Note

Agents Note; Currently the vendors details do not match the registered title at Land Registry, this is pending update with Land Registry. Please ask the branch for more details.









Second Floor

Total floor area 53.7 m² (578 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

Connells

To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
 Band: A

Service Charge:
 1078.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406894

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWL406894 - 0004