



Connells

Kingswood Place Kingswood Road
Tunbridge Wells



Property Description

GUIDE PRICE - £400,000 - £425,000

Nestled moments from the sweeping greenery of Dunorlan Park and within effortless reach of the vibrant town centre, this beautifully presented two-bedroom apartment sits proudly within an impressive purpose-built residence.

The development is complemented by lovingly tended communal gardens, a private allocated parking space, and ample visitor parking, offering both convenience and charm in equal measure.

The true jewel of the property is the expansive run of double-glazed windows, complete with an inset Juliet balcony, which bathes the interior in natural light from dawn to dusk. This striking feature not only enhances the sense of openness and elegance but also frames serene views across the landscaped communal gardens—inviting a feeling of calm and space rarely found in apartment living.

Inside, the home unfolds from a notably generous entrance hallway into well-balanced and thoughtfully arranged accommodation. There are two spacious double bedrooms, one benefiting from its own stylish en-suite, along with a beautifully appointed family bathroom.

The luminous lounge/dining area flows gracefully into a contemporary kitchen, seamlessly integrating modern living with an air of refined comfort.

Ground Floor

Communal Entrance Hall

First Floor

Entrance Hall

Lounge/Dining Room

Kitchen

Bedroom One

En-Suite

Bedroom Two

Bathroom

Outside

Allocated Parking For One Car

Visitor Parking

Communal Gardens

Additional Upgrades

- All rooms have underfloor gas heating operated by separate thermostatic controls
- Wall mounted video entry phone
- Integrated Bosch fan oven
- Integrated Bosch four gas ring hob
- Space for washing machine

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

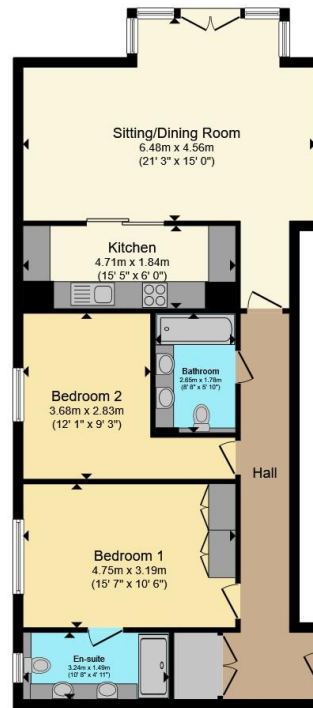
enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

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.









Floor Plan

Total floor area 89.1 m² (959 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: B Council Tax
 Band: E

Service Charge:
 2878.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406776

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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