



85 High Street
Tunbridge Wells
Kent
TN1 1XP
Tel: 01892 527317
Email: sales@bardensestates.co.uk

**Springwood Park
Tonbridge**
£500,000



2 Bedroom 2 Bathroom Apartment in Springwood Park with Parking & Twin Garages

This two bedroom first floor apartment sits in the exclusive, gated Springwood Park development on the outskirts of Tonbridge. There is a dual aspect living room with feature fireplace and French doors leading to a private terrace. The master bedroom has fitted wardrobes and an en suite bathroom. There is a second double bedroom and family bathroom. The kitchen-breakfast room has a an induction hob and integrated appliances including a full sized dishwasher, microwave, washer dryer and fridge freezer. The property is a good size at 85 sqm. Double glazing throughout, gas central heating, EPC band C. Council tax band G. Large communal garden with tennis court. Allocated parking space, visitor parking and twin garages en bloc. Leasehold with long lease of 969 years. Viewing highly recommended.





Family Bathroom 10' 2" x 4' 11" (3.1m x 1.5m)

The family bathroom has a walk-in corner shower. There is a WC, a radiator, a bidet, a basin with mixer tap and storage underneath. The room has a window and an extractor fan.

Private Terrace

The property has a private South facing terrace that can be accessed via the sitting room and kitchen-breakfast room. The terrace has low maintenance paving, and has a lovely view of the extensive communal gardens.

Communal Garden

The property sits in the exclusive gated Springwood Park development, complete with large communal garden and communal tennis court.

Allocated Parking & Twin Garages En Bloc

The property has an allocated parking space, and twin garages en bloc. Visitor parking is also available nearby.

Location

Springwood Park is a gated development on the A227 Shipbourne Road, 2.5 miles from the centre of Tonbridge. Tonbridge mainline station with its train services to London is 3 miles away.

EPC and Council Tax

Energy Performance Certificate band C. Tonbridge council tax band G, £4080.89 for 2025-26.

Lease, Service Charge and Ground Rent

The flat has a long lease with 969 years remaining. The service charge is c£4600 pa and the ground rent is 'a red rose on a Midsummer's Day (if demanded)'

ACCOMMODATION

Sitting Room 19' 2" x 13' 1" (5.85m x 4m)

The dual aspect sitting room is a good size and has two sets of French doors that open onto a private terrace. There is a feature fireplace, a TV point and a radiator with thermostatic valve.

Master Bedroom 18' 10" x 9' 9" (5.74m x 2.96m)

The master bedroom has a fitted wardrobe cupboard and a double glazed window that overlooks the communal garden. There is a radiator with thermostatic valve and a TV point.

Master Bedroom En Suite 8' 1" x 4' 11" (2.47m x 1.5m)

The master bedroom en suite bathroom has a full length bath with shower over. There is a WC, a pedestal basin with mixer tap and a radiator. The room has a wall mounted mirror door cabinet, a mirror, a double glazed window and an extractor fan.

Kitchen-Breakfast Room 17' 3" x 9' 4" (5.27m x 2.84m)

The kitchen-breakfast room is well equipped with integrated appliances including a dishwasher, fridge freezer, washer dryer, fan oven and microwave. There is an induction hob, and a sink with mixer tap. A good range of wall and base kitchen cupboards provides plenty of storage. There is a TV point, a telephone point, and a macerator. The room has space for a table and chairs, and French doors that lead to the private terrace.

Double Bedroom 2 18' 4" x 8' 1" (5.58m x 2.47m)

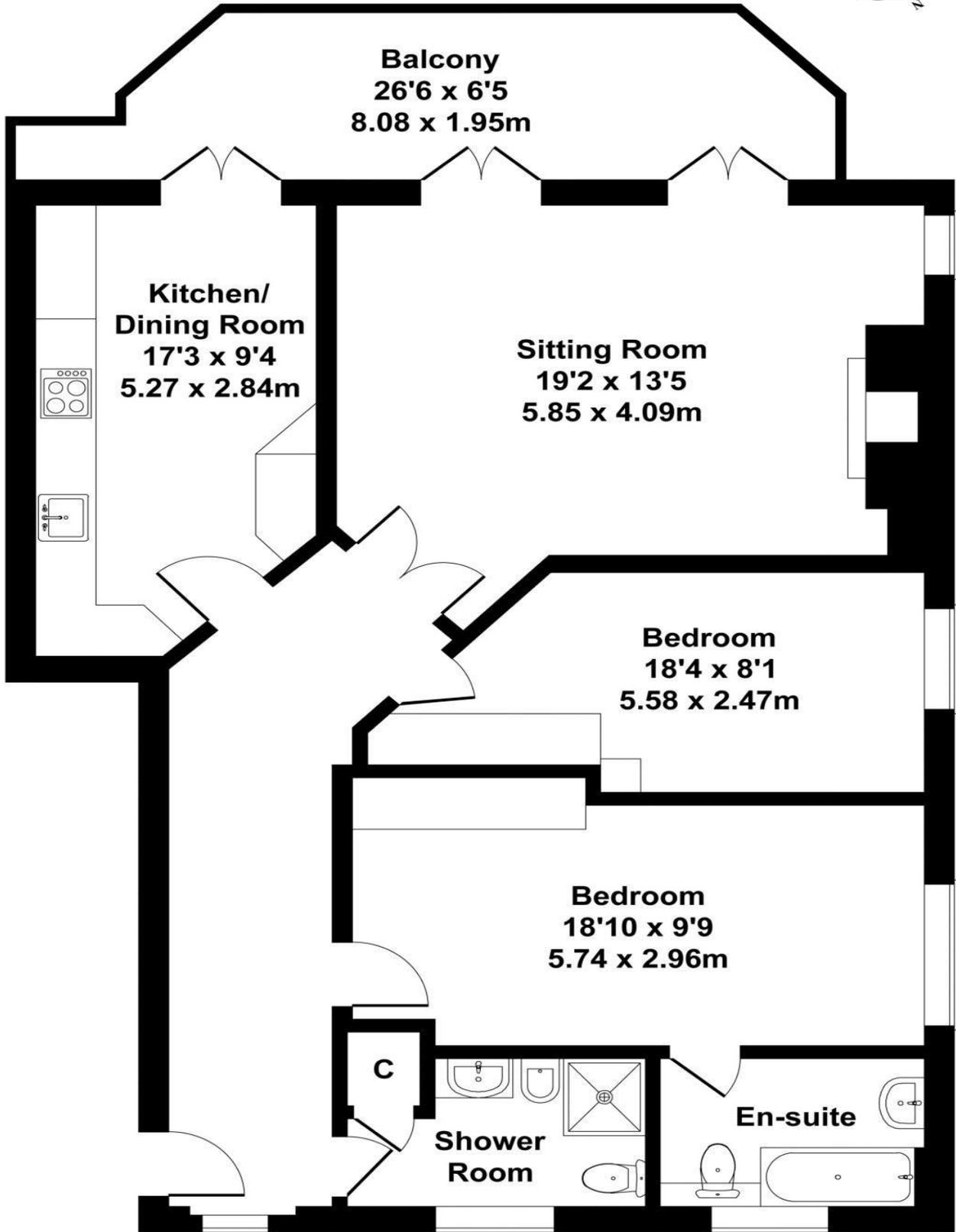
The second double bedroom has a double glazed window that overlooks the communal garden. There is a TV point and a radiator with thermostatic valve.





Springwood Park

Approximate Gross Internal Area
1023 sq ft - 95 sq m



IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise.



Bardens

Bardens Estates Limited
85 High Street, Tunbridge Wells, Kent, TN1 1XP
T: 01892 527317 E: sales@bardensestates.co.uk
www.bardensestates.co.uk