



**Connells**

Birch House The Avenue  
TUNBRIDGE WELLS



## Property Description

**\*\* 45% SHARED OWNERSHIP \*\***

Gracefully positioned on the edge of this sought-after new development, this stunning third-floor apartment enjoys an elevated vantage point with sweeping, far-reaching views and an abundance of natural light that floods every corner of its beautifully designed interior.

Step inside to a welcoming and spacious hallway, where you'll find not one, but two generous storage cupboards alongside a sleek video entry system-offering both practicality and peace of mind. From here, elegant doors open into the heart of the home: a wonderfully light-filled open-plan living, dining, and kitchen space that has been thoughtfully laid out for both comfort and style-ideal for entertaining or simply unwinding at the end of the day.

Both bedrooms are generously sized, offering tranquil retreats, while the contemporary bathroom is finished to an exceptional standard with a chic, modern aesthetic.

Outside, enjoy the convenience of allocated parking for one vehicle and the serenity of beautifully landscaped communal gardens that wrap the development in greenery and charm.

A viewing is highly recommended to truly appreciate the harmonious blend of space, style, and natural light that defines this exquisite modern home.

## Third Floor

### Communal Entrance Hall

### Entrance Hall

### Bedroom One

15' 8" Max Into Bay x 10' 5" ( 4.78m Max Into Bay x 3.17m )

Restricted Head Height

### Bedroom Two

13' 4" Max Into Bay x 10' 5" ( 4.06m Max Into Bay x 3.17m )

Restricted Head Height

### Kitchen/Lounge/Dining Room

23' x 21' 3" Max Into Bay ( 7.01m x 6.48m Max Into Bay )

Restricted Head Height

### Bathroom

### Allocated Parking For One Car

### 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.

## Agents Note

This property is currently under shared ownership in conjunction with Moat Housing Association who have criteria for any purchase, the advertised price is for the sellers 45% share. £718 per month is paid to the Housing Association as rent for the

retained share. Service Charge is £176.33 per annum which is included in the rent. Please contact Moat Housing Association for guidance on purchase requirements.









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](http://www.propertybox.io)

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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: D

Service Charge:  
2116.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TWL406588](http://connells.co.uk/Property/TWL406588)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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