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Apartment 2, The Ridgeway

Tunbridge Wells, TN2 5NX

Kings Estates are pleased to present this spacious and beautifully presented 3-bedroom share of freehold garden apartment, set within an attractive gated development on the highly regarded Broadwater Down. Occupying a lower ground position that opens directly onto its own private garden, this home offers a rare blend of apartment living with the feel and freedom of a house.

- Luxury 3-Bedroom Garden Apartment in Gated Development
- Generous Fully Private Rear Garden with Summer House
- Direct Garden Access From Living Space & Rear of Building
- Impressive Open Plan Kitchen Dining Sitting Room
- Principal Bedroom With En Suite Bathroom
- Additional Modern Shower Room
- Secure Gated Allocated Parking
- Beautifully Presented Throughout
- Sought After Broadwater Down Address Near Hargate Forest
- Share of Freehold Tenure & No Onward Chain





THE PROPERTY

Approximate Gross Internal Area: 1032 Sq Ft / 95.9 Sq M

Private Garden: Approximately 44'6 × 38'0 / 13.56m x 11.58. Summer House: 91 Sq Ft / 8.5 Sq M

The accommodation is well balanced and thoughtfully arranged, with all three bedrooms being comfortable doubles. The principal bedroom benefits from a well-appointed modern en suite bathroom, complemented by a separate shower room serving the remaining bedrooms. At the heart of the home is an elegant open plan kitchen, dining and sitting room, finished with contemporary units and ample space for both everyday living and entertaining. French doors open directly onto the garden, creating a natural extension of the living space and allowing light to pour in.

What truly sets this property apart is the exceptional rear garden which measures approximately 44'6 × 38'0 (13.56m x 11.58m). Generous in size and fully private, it offers a level lawn, patio area and a decked terrace, providing a variety of spaces to relax, entertain or enjoy time outdoors. The garden is beautifully enclosed by mature planting, creating a private and well-established setting. A substantial summer house (91 sq ft / 8.5 sq m) adds excellent versatility, ideal as a retreat, home workspace or space for entertaining. The garden also benefits from private gated rear access. To the front, the property benefits from allocated parking within the secure gated grounds, alongside well-maintained communal gardens.

OTHER INFORMATION

Council Tax Band – E - Tunbridge Wells Borough Council

Tenure – Share of Freehold

Length of Lease – 978 years unexpired

Annual Ground Rent – N/A

Ground Rent Review Period – N/A

Annual Service Charge Amount – Approximately £2,940

We advise all interested purchasers to contact their legal advisor and seek confirmation of this information prior to an exchange of contracts.

THE LOCATION

Broadwater Down is situated on the southwest side of town, just over a mile (on foot) of the train station, and close to Sainsbury's supermarket, the High Street, with its collection of boutiques, cafés, deli's and restaurants and the historic Pantiles, known for its charming Georgian colonnade, further independent shops, Public houses, restaurants, art galleries, summer Jazz festivals, regular food and craft and food markets and the Chalybeate Spring."TN2", a popular local store and off-licence, can be found on Frant Road, next door to The Bull pub.

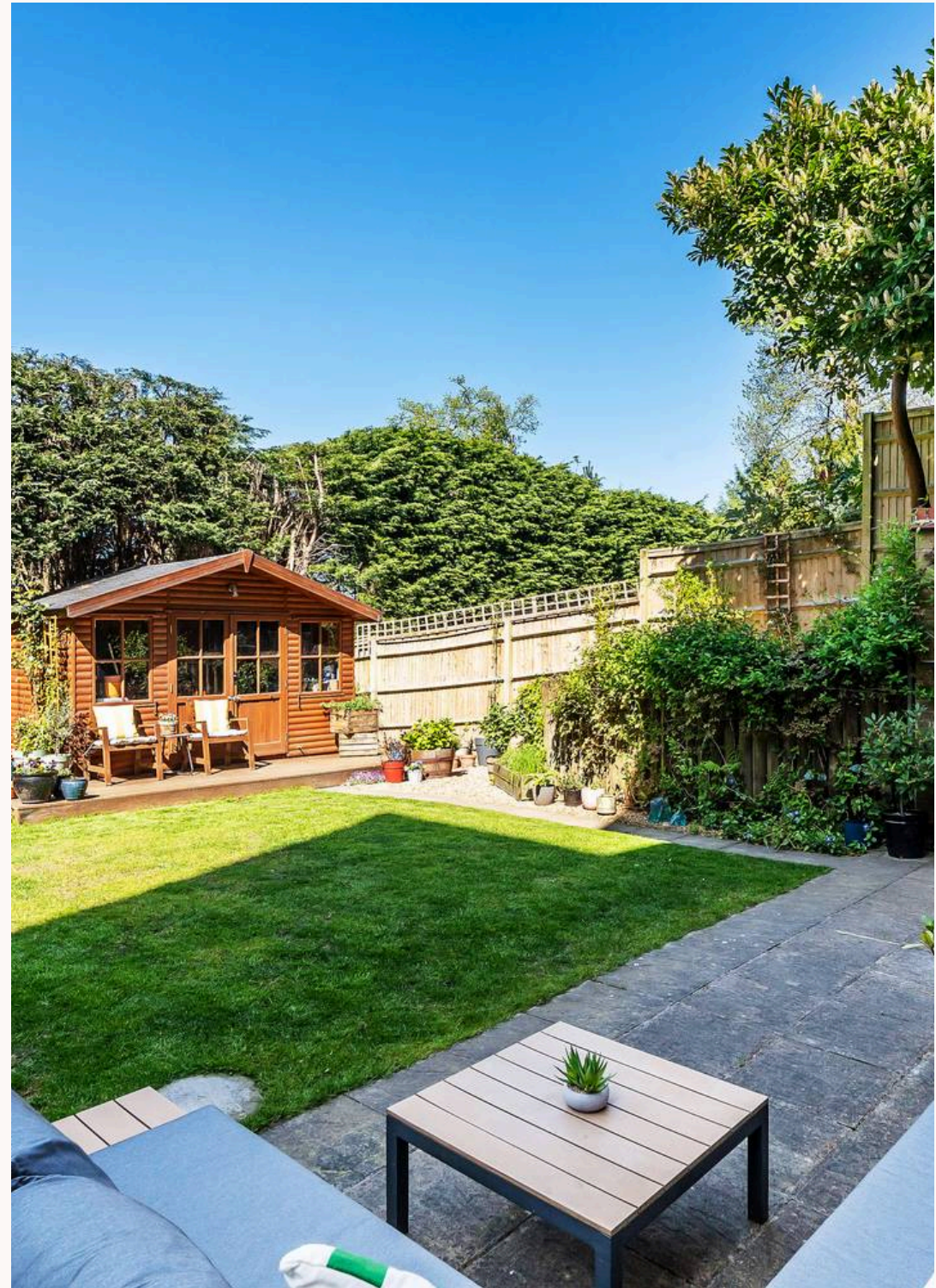
Tunbridge Wells town centre also offers a wide range of well known retailers, two theatres, pubs, cafés and restaurants, and the Royal Victoria Place shopping centre.

The town is ideally placed for enjoyment of the Kent and East Sussex countryside, being an Area of Outstanding National Beauty and is known for its many public parks and open spaces including Calverley and Dunorlan Parks and The Tunbridge Wells Common. The Woodland Trust's Hargate Forest, with its network of walking trails, can be accessed directly from Broadwater Down and Broadwater Forest is also nearby. The house is within convenient reach of cricket and tennis facilities at the Nevill grounds off Warwick Park and the renowned Nevill Golf Club is also nearby.

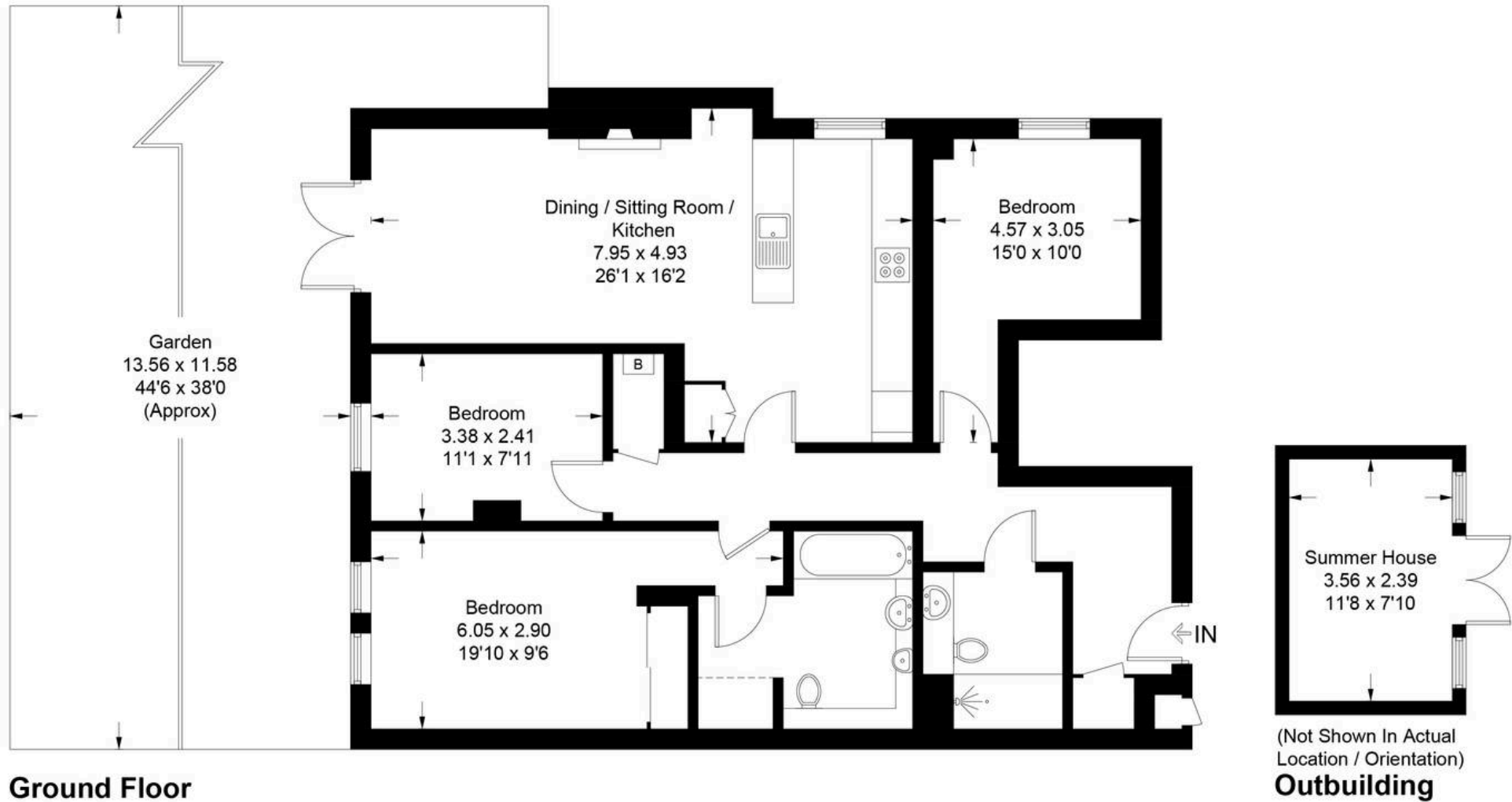
Tunbridge Wells station offers regular commuter services to London Charing Cross and Cannon Street (via London Bridge and Waterloo East).

The Centaur Commuter Coach service also has a number of stops along Broadwater Down.

There are many highly-regarded schools in the vicinity, including Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries and St Mark's C of E Primary School & Broadwater Down Primary School School. Further preparatory schools include The Mead School (on Frant Road), Rose Hill and in Langton Green Holmewood House.



Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft
Summer House = 8.5 sq m / 91 sq ft
Total = 104.4 sq m / 1123 sq ft
(Excluding External Cupboard)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1295906)

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