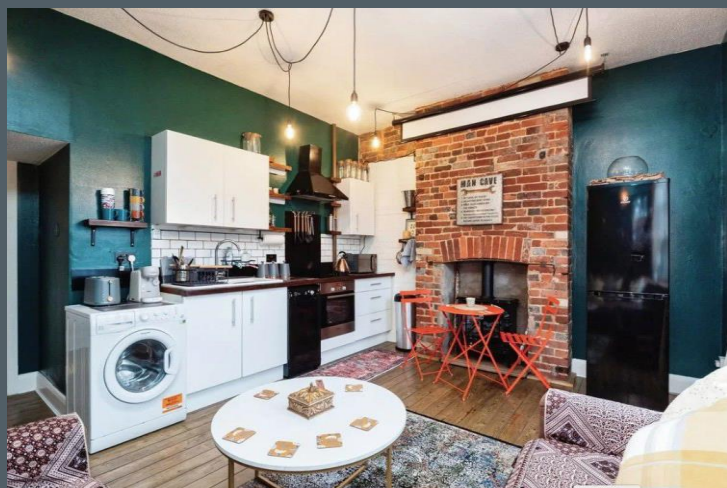




2 Bedroom Ground Floor Apartment in Grade II Building in Popular Pantiles

Set within a beautifully preserved Grade II listed building in the heart of the iconic Pantiles, this exceptional two-bedroom ground floor apartment presents a rare opportunity to acquire a home that perfectly blends period character with modern living. Impeccably refurbished by the current owner, the property has been thoughtfully upgraded to a high specification throughout. Classic features including high ceilings, large sash windows, and a striking fireplace are complemented by contemporary finishes such as a sleek fitted kitchen, luxurious bathroom, smart electric ceramic radiators, and quality wooden flooring. No EPC rating. Council tax band D. Floor area 69 sqm. Leasehold. Street permit parking. No chain. Viewing highly recommended.





ACCOMMODATION

Kitchen-Living Room 15' 2" x 12' 11" (4.62m x 3.93m)

Modern kitchen with a complementary wooden worktop, inset sink and mixer tap, built-in electric oven, hob cooker with hood, and slimline dishwasher. Rustic wooden flooring throughout, a wall-mounted smart electric ceramic radiator, smart switches and downlights, a feature fireplace, high ceilings and decorative cornice in a generous sitting room with a sash window to the front,

Master Bedroom 17' 3" x 10' 8" (5.26m x 3.24m)

A very generous bedroom with a tall ceiling, a wall-mounted smart electric ceramic radiator, smart switches, and rustic wooden flooring throughout. Bay sash window to the front.

Modern Bathroom

Recently installed, featuring a bath shower with handheld shower attachment and rainfall head, a free-standing wash hand basin and smart mirror above, and a low-level cistern WC. store cupboard housing a pre-lagged hot water tank, a stylish grey marble figure, tiled flooring, and wall downlights, and one sash window to the rear.

Double Bedroom 2 13' 1" x 10' 7" (3.98m x 3.22m)

A wall-mounted smart electric ceramic radiator, smart switches, and rustic wooden flooring. Sash window to rear. Tonnes of natural light, period features, and an uncluttered, relaxed living space.

Entrance Hallway

A good-sized entrance hallway with a sash window to the front, wooden flooring, smart switches, and a wall-mounted intercom system.

Location

Situated in the historic Pantiles, this property enjoys one of Tunbridge Wells' most sought-after addresses. Renowned for its elegant colonnades, boutique shops, cafés, and vibrant cultural events, the area offers a unique lifestyle combining charm and convenience. Tunbridge Wells is highly regarded for its excellent schooling, including grammar, independent, and outstanding-rated primary schools. The town also benefits from beautiful green spaces such as Dunorlan Park and Tunbridge Wells Common, along with excellent transport links to London, making it ideal for commuters.

Parking

The Tunbridge Wells Borough Council website advises Zone A residents are allowed a maximum of two parking permits per residency with additional visitor vouchers.

EPC and Council Tax

The property is Grade II listed so does not have an EPC rating. It is council tax band D, £2437.55 for 2026-27.

Lease, Ground Rent and Service Charge

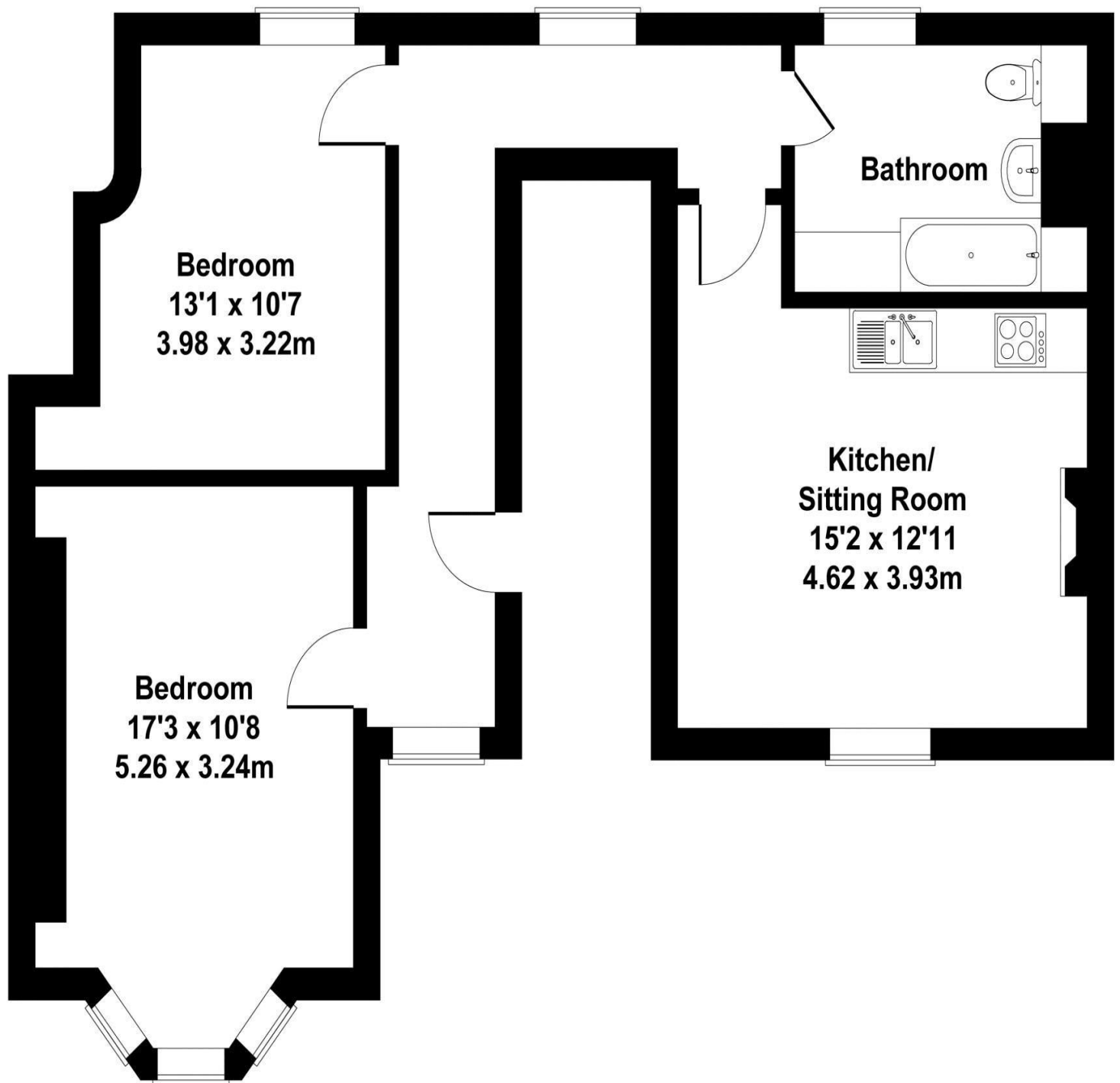
The lease has 112 years remaining. Ground rent is £100 pa. Service charge £2243.16 pa.





The Pantiles

Approximate Gross Internal Area
764 sq ft - 71 sq m



For Illustrative Purposes Only.

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

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