



**Connells**

Royal Spring London Road  
Tunbridge Wells



## Property Description

Situated within an exclusive development of just nine apartments, this superb first-floor home offers modern living in the heart of Royal Tunbridge Wells, adjacent to the picturesque Tunbridge Wells Common.

The property benefits from secure underground parking with an automatic electric door and internal access via stairs to the private entrance.

Inside, the welcoming hallway features stylish wood-effect flooring that flows seamlessly through the principal rooms.

The open-plan kitchen, lounge, and dining area is dual aspect, creating a bright and airy space perfect for contemporary living. A window and private balcony provide delightful views over Tunbridge Wells Common. The sleek kitchen is finished to a high standard with Quartz worktops, an undermount sink, cabinet underlighting, and a full range of integrated AEG appliances, complemented by LED spotlights.

The apartment offers two generous bedrooms: the master includes built-in wardrobes and USB charging points, while the second bedroom features bespoke fitted units. The modern bathroom boasts a large double shower and a chic white suite with stylish décor.

Additional features include an entry phone system for security and convenience.

## Ground Floor

### Communal Entrance Hall

### Entrance Hall

### Kitchen/Lounge/Dining Room

19' 8" x 15' 4" ( 5.99m x 4.67m )

### Bedroom One

15' 7" Into Recess x 12' 8" ( 4.75m Into Recess x 3.86m )

### Bedroom Two

### Bathroom

### Outside

### Balcony

### Allocated Parking

### Additional Specification

- Oak Effect Amtico Floor
- Air Conditioning
- Underfloor heating
- Sonos speaker system in the living room and main bedroom
- Tinted Windows
- Underground parking garage
- Two visitors parking
- Air ventilation system
- Video Intercom
- Quartz Worktops

- AEG Appliances
- Wine Cooler
- Triple Glazed Windows

## Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to first time purchase, 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

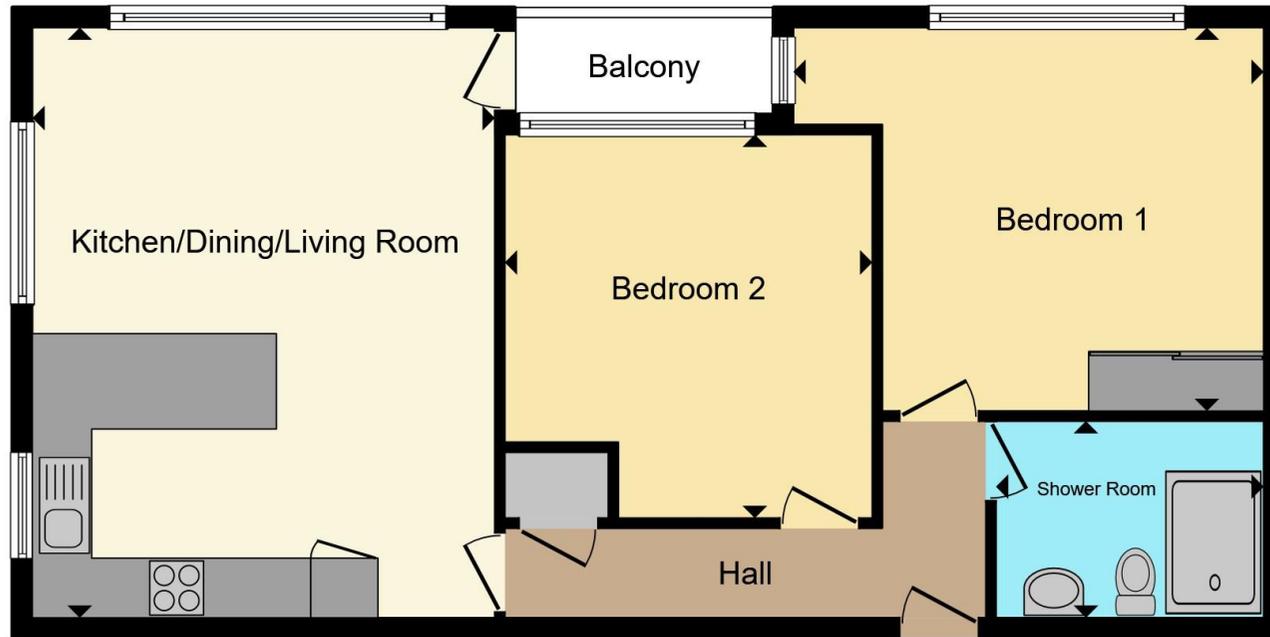
the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

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.









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)



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:  
 2054.42

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TWL406590](http://connells.co.uk/Property/TWL406590)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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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