



LONDON ROAD
TUNBRIDGE WELLS - £400,000

Apartment 9, Royal Springs, 11 London Road, Tunbridge Wells, Kent, TN1 1DE

**Hallway - Open Plan Kitchen/Living Room With
Generous Balcony - Two Bedrooms - Luxury Bathroom
Allocated Parking Space Plus Visitors Spaces**

A contemporary two double bedroom luxury apartment, located within a short walk of The Pantiles and Tunbridge Wells railway station with an allocated parking space. Finished to a high specification.

Communal door to first floor, entrance door to:

HALLWAY:

Wood effect flooring, LED spotlights, entry phone security system, storage cupboard, doors to:

OPEN PLAN KITCHEN/LIVING ROOM:

Fitted with a bespoke range of high gloss wall and base units with worktops over. Sunken sink with mixer tap. Bosch' induction hob and electric oven, built in wine chiller, built in 'Bosch' microwave, built-in fridge/freezer and dishwasher. Cupboard housing boiler. Ceiling speakers, shutters, inset LED spotlights. Door to generous balcony.

BEDROOM 1:

Ceiling speakers, sliding mirror fitted double wardrobe, window with shutters, underfloor heating,

BEDROOM 2:

Window with shutters, underfloor heating.

BATHROOM:

Luxury white suite comprising panel enclosed bath with 'Hansgrohe' shower, push flush low level WC, wash hand basin with vanity unit and mixer tap. Underfloor heating, part tiled walls, LED spotlights, heated towel rail, extractor.



PARKING:

One allocated parking space, plus visitor spaces.

SITUATION:

Situated near the historic Pantiles of Royal Tunbridge Wells offering an array of specialist shops, art galleries, cafés, restaurants, and bars. Regular events, such as farmers' markets, Christmas markets, and the popular summertime Jazz on The Pantiles, draw both locals and visitors alike. The area benefits from excellent transport links via Tunbridge Wells Mainline Station, with services to the South Coast and London termini. For outdoor spaces, the historic Tunbridge Wells Common, directly opposite, serves as a peaceful green retreat in the heart of the town. Everyday essentials are well catered for, with two large supermarkets within walking distance, while a diverse selection of shops can be found at the nearby Royal Victoria Place and along Calverley Road.

TENURE:

Leasehold

Lease - 125 years from 1 January 2017

Service Charge - currently £2565.54 per year

No Ground Rent

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

COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Mains Gas, Underfloor Heating





London Road, Tunbridge Wells, TN1

Approximate Area = 790 sq ft / 73.3 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



23 High Street, Tunbridge Wells,
Kent, TN1 1UT

Tel: 01892 511211

Email:

tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom2026.
Produced for Wood & Pilcher. REF: 1508740

