



KINGS ESTATES
PROFESSIONALS IN PROPERTY



Apartment 2, The Ridgeway

Tunbridge Wells, TN2 5NX

Kings Estates are delighted to present this spacious and beautifully presented, pet-friendly, three-double-bedroom garden apartment, offering approximately 1,032 sq ft of accommodation within an attractive gated development on the highly regarded Broadwater Down.

Offered with a share of the freehold and no onward chain, this exceptional garden apartment combines substantial accommodation, outstanding private outside space and a desirable Broadwater Down location within convenient reach of Tunbridge Wells town centre, mainline station and surrounding countryside.

EPC: C

- Spacious 1,032 Sq Ft Garden Apartment
- Three Generous Double Bedrooms
- Exceptional Private Garden Measuring Approximately 44'6 × 38'0
- Summer House – Ideal as a Home Office or Entertaining Space
- Impressive Open-Plan Kitchen, Dining and Sitting Room
- Principal Bedroom with Modern En Suite Bathroom
- Allocated Parking Within Secure Gated Grounds
- Lift Within the Building and Private Gated Rear Access
- Sought-After Broadwater Down Location Near Hargate Forest
- Share of Freehold and No Onward Chain





THE PROPERTY

Kings Estates are delighted to present this spacious and beautifully presented, pet-friendly, three-double-bedroom garden apartment, offering approximately 1,032 sq ft of accommodation within an attractive gated development on the highly regarded Broadwater Down.

With its exceptionally generous private garden, versatile summer house, allocated parking and lift within the building, the property is particularly well suited to professionals and downsizers seeking generous living space without compromising on accessibility or outside space.

We understand that the development is overseen by a well-run management company and benefits from a healthy sinking fund, offering additional reassurance regarding the ongoing management and maintenance of the building.

Occupying the lower-ground floor and opening directly onto its own private garden, the apartment combines the convenience and security of apartment living with the space, privacy and freedom more commonly associated with a house.

The accommodation is generously proportioned and thoughtfully arranged, with all three bedrooms being comfortable doubles. The principal bedroom benefits from a well-appointed modern en suite bathroom, while a separate contemporary shower room serves the remaining bedrooms and guests.

At the heart of the home is an impressive open-plan kitchen, dining and sitting room, providing an elegant and sociable space for everyday living and entertaining. The contemporary kitchen is fitted with a good range of units, while French doors allow natural light to fill the room and open directly onto the garden, creating a seamless connection between the indoor and outdoor spaces.

A particular highlight is the exceptional private rear garden, measuring approximately 44'6 × 38'0 (13.56m × 11.58m). Generous, level and beautifully enclosed by mature planting, it offers an excellent degree of privacy together with a lawn, patio and decked terrace, providing a choice of areas in which to relax, entertain and enjoy time outdoors.

The garden also features a versatile summer house measuring approximately 91 sq ft (8.5 sq m). This valuable additional space would work equally well as a home office, creative studio, entertaining room, gym or peaceful garden retreat. The garden also benefits from private gated rear access.

To the front, the property has allocated parking within the secure gated grounds, together with access to well-maintained communal gardens. A lift within the building provides additional convenience and accessibility.

OTHER INFORMATION

Council Tax Band: E – TWBC - *Tenure: Share of Freehold - Lease Length: Approximately 978 years remaining - Ground Rent: None - Service Charge: Approximately £2,940 per annum - Parking: Allocated parking within the gated development - Pets: We understand that pets are permitted, subject to the terms of the lease and any necessary management company consent* - Management: We understand that the development has a well-run management company and a healthy sinking fund

THE LOCATION

Broadwater Down is a highly regarded residential area on the south-western side of Tunbridge Wells, offering convenient access to the town centre while being surrounded by attractive countryside and woodland.

Tunbridge Wells mainline station is just over a mile away on foot and provides regular commuter services to London Charing Cross and Cannon Street via London Bridge and Waterloo East. The Centaur commuter coach also operates from several stops along Broadwater Down.

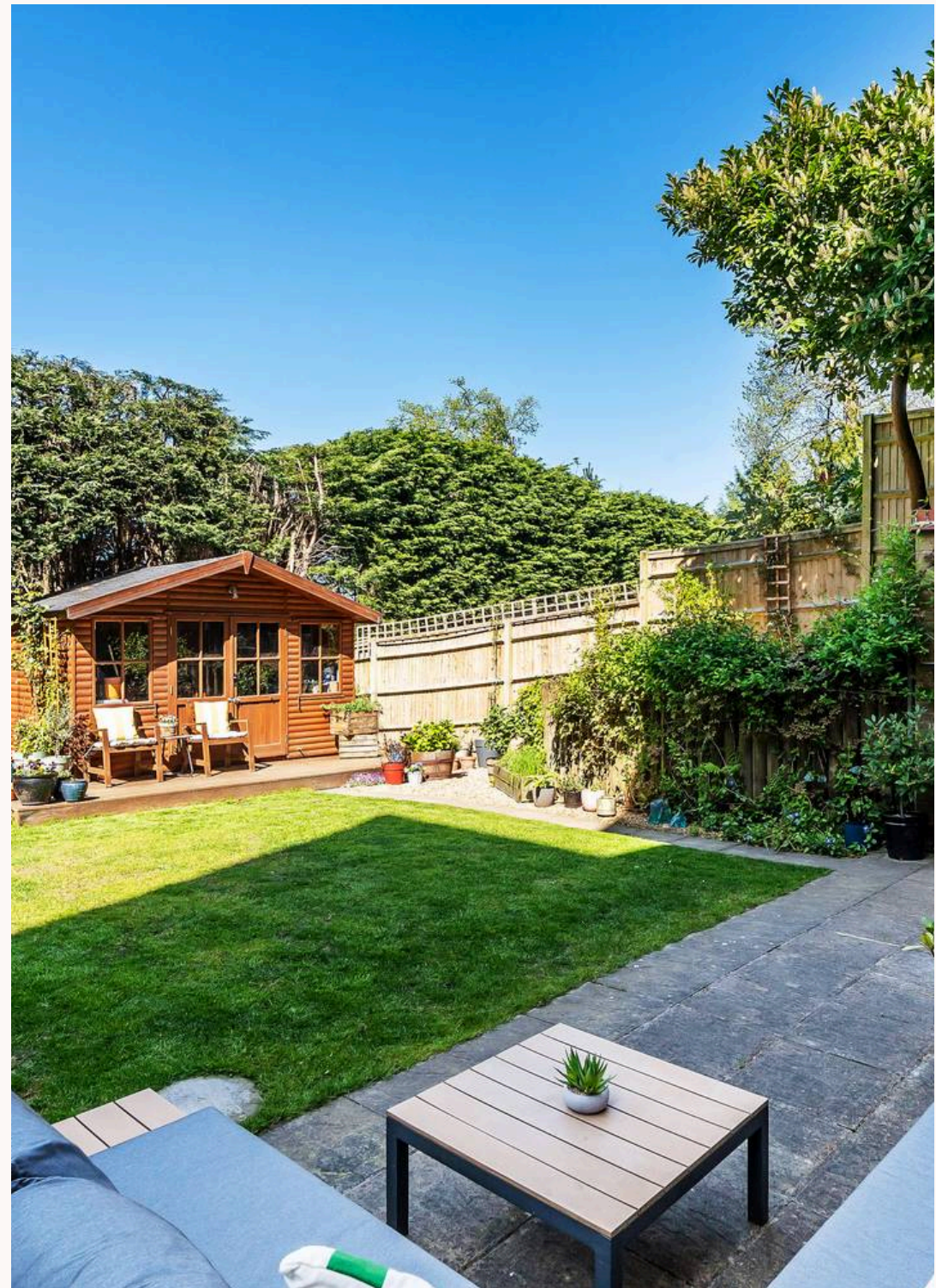
The historic Pantiles and High Street are within easy reach and offer an excellent selection of independent boutiques, cafés, delicatessens, restaurants, pubs and art galleries. The Pantiles is also known for its attractive Georgian colonnade, Chalybeate Spring, summer jazz events and regular food and craft markets. “TN2”, a popular local convenience store and off-licence, can be found on Frant Road alongside The Bull public house.

Tunbridge Wells town centre provides a broader range of shops and amenities, including the Royal Victoria Place shopping centre, two theatres and numerous cafés, bars and restaurants. Sainsbury’s supermarket is also conveniently located nearby.

The area is particularly well placed for enjoying the Kent and East Sussex countryside, including the High Weald National Landscape. Hargate Forest, with its network of woodland walking trails, can be accessed directly from Broadwater Down, while Broadwater Forest, Tunbridge Wells Common, Calverley Grounds and Dunorlan Park are also nearby.

Sporting and recreational facilities include cricket and tennis at the Nevill Ground off Warwick Park, together with the renowned Nevill Golf Club.

There is an excellent selection of highly regarded schools in and around Tunbridge Wells, including The Skinners’ School, Tunbridge Wells Girls’ Grammar School, Tunbridge Wells Grammar School for Boys, Bennett Memorial Diocesan School and St Gregory’s Catholic School. Local primary and preparatory options include St Mark’s C of E Primary School, Broadwater Down Primary School, The Mead School, Rose Hill School and 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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