



HERALD GARDENS

TUNBRIDGE WELLS - GUIDE PRICE £475,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

Apartment 12, Regent House
2 Herald Gardens, Tunbridge Wells, TN2 3FQ

Entrance - Entrance Hallway - Sitting Room With Doors
Onto Large Balcony - Kitchen/Dining Room - Utility
Room - Main Bedroom With En-Suite Shower Room -
Further Bedroom - Bathroom - Allocated Parking Space &
Storage

A beautifully presented penthouse apartment located in a modern building on the ever popular Knights Wood development. Located on the third floor and accessed via stairs or a lift it enjoys far reaching views towards the countryside. The accommodation comprises spacious entrance hall, good sized sitting room with a large balcony enjoying the surrounding views, a modern kitchen with Juliet balcony as well as a separate utility room, two double bedrooms, the master of which has an en-suite and the second one having a private door giving access to the main family bathroom. There is an allocated private parking space within the residents car park which also has a lockable store room behind it.

ENTRANCE: Via the residents car park to the rear communal entrance or the main entrance to the front of the building. The apartment is then accessed via stairs or the lift to the third floor. Private doorway into:

ENTRANCE HALLWAY: A spacious hallway with 'Amtico' flooring, built-in store cupboard, wall mounted video entry system, electric wall mounted heater.

SITTING ROOM: An impressive sitting room with double glazed doors and side windows onto large balcony with glass balustrade which enjoys views across the neighbouring countryside. 'Amtico' flooring throughout, two wall mounted electric heaters, access to large eaves storage area.

KITCHEN/DINING ROOM: A high quality modern kitchen with a range of wall and base units in white gloss finish with complementary quartz worktop. Integrated appliances including fridge/freezer and dishwasher. Inset four ring induction hob with extractor hood over. Two double ovens, one electric fan oven and one a steam oven with extractor hood over. Inset one and a half bowl sink and drainer with mixer tap. 'Amtico' flooring, downlights, wall mounted electric heater. Double glazed doors to Juliet balcony again offering views.



UTILITY ROOM: A useful area having built in cupboards and inset one and a half bowl sink and drainer with mixer tap. Spaces for washing machine and tumble dryer. Wall mounted electric heater.

MASTER BEDROOM: A generous double bedroom with a large range of built-in wardrobes with mirrored doors, downlights, carpet, wall mounted electric heater. Double glazed window to rear.

EN-SUITE: Comprising 'Villeroy & Boch' sanitary ware including low level WC, wall mounted wash hand basin with quartz worktop, mixer tap and mirrored cupboard above, shower cubicle. Part tiling to walls, tiled flooring, heated towel rail. Velux window.

BEDROOM 2: A further double bedroom with generous built-in wardrobes with mirrored fronts, carpet, wall mounted electric heater. Personal door connecting to family bathroom. Double glazed window to rear.

FAMILY BATHROOM: Comprising 'Villeroy & Boch' sanitary ware with panelled bath with shower over with folding shower screen, wall mounted wash hand basin with quartz worktop, mixer tap and mirrored cupboard above, low level WC. Part tiling to walls, tiled flooring, heated towel rail. Rain sensitive electronically controlled roof light.

PARKING: The property has an allocated parking space with lockable store cupboard behind.

SITUATION: Located on Knights Wood - a development by Dandara New Homes - the property benefits tremendously from its ready access to local shops and amenities, a town square, beautiful green spaces and the most appealing woodland setting surrounding the development itself. Knights Wood is a great place from which to enjoy Royal Tunbridge Wells. With the Nuffield Health Club, a multi screen cinema and successful retail park all located just a short walk away. The town centre hosts a fine selection of restaurants, theatres and shops - from High Street stores to specialist independent retailers - many of which can be found in the Pantiles with its attractive Georgian architecture.



There is an outstanding selection of quality secondary schools in Tunbridge Wells and the surrounding area. However, for families of younger children, the Skinners Kent Primary School is a premium, purpose built facility located at Knights Wood. There are two railway stations near to Knights Wood - High Brooms and Tunbridge Wells. Both provide trains into central London. For Knights Wood residents, there is an exclusive shuttle bus to High Brooms station providing a two hour a.m. and p.m. service. Knights Wood is also served by the Centaur commuter coach, with a regular timetable to Canary Wharf and London.

TENURE: Leasehold

Lease - 999 years from and including 1 January 2018

Service Charge - currently £2760.50 per year

Ground Rent - currently £350.00 per year

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: E

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION: Broadband Coverage

search Ofcom checker

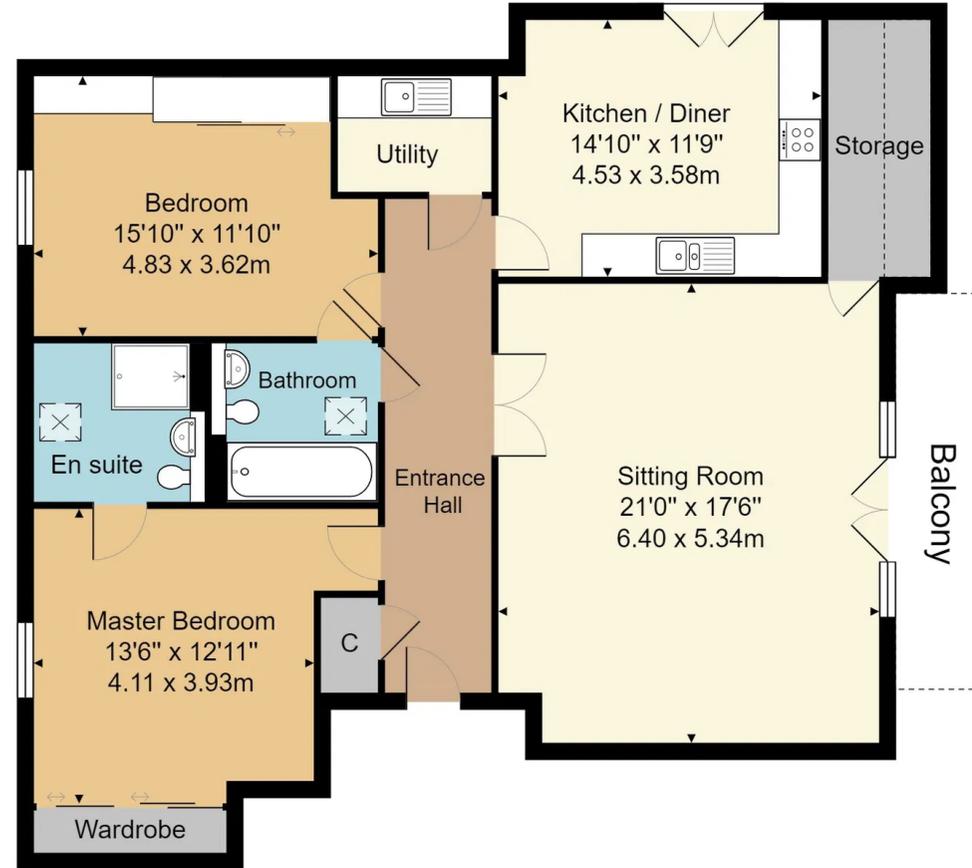
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Electric



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 1285 ft² ... 119.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

Tel: 01892 511211

Email:

tunbridgewells@woodandpilcher.co.uk

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