





Property Description

Gracefully designed and beautifully proportioned, this stunning two-bedroom apartment showcases the very best of contemporary living, where space, light and sleek modern finishes come together in effortless harmony.

Situated along the ever-convenient Commercial Road, the property enjoys exceptional connectivity and easy access to the town centre, allowing everyday amenities, transport links and leisure options to be enjoyed with ease.

The apartment is introduced via a welcoming lobby and entrance hall, leading through to the heart of the home: a truly impressive open-plan lounge, kitchen and dining space. Architectural vaulted ceilings elevate the room, creating a wonderful sense of volume and airiness, while an array of modern integrated appliances ensures both practicality and style. This refined space is perfectly suited to relaxed everyday living as well as sophisticated entertaining.

There are two generously sized bedrooms, both thoughtfully designed to maximise comfort and natural light. One bedroom benefits from elegant Velux windows, inviting daylight to pour in and enhancing the apartment's bright, contemporary feel. Completing the accommodation is a stylish Jack and Jill bathroom suite, finished with clean lines and a calm, modern aesthetic.

This is a beautifully executed modern apartment, offering a light-filled and spacious

living environment in a superbly convenient location — ideal for those seeking refined, low-maintenance living with a touch of elegance.

Entrance Lobby

Entrance Hall

Kitchen/Lounge/Dining Room

Bedroom One

Bedroom Two

Jack & Jill Bathroom

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.

Agents Note

Agents Note; The property has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any

financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

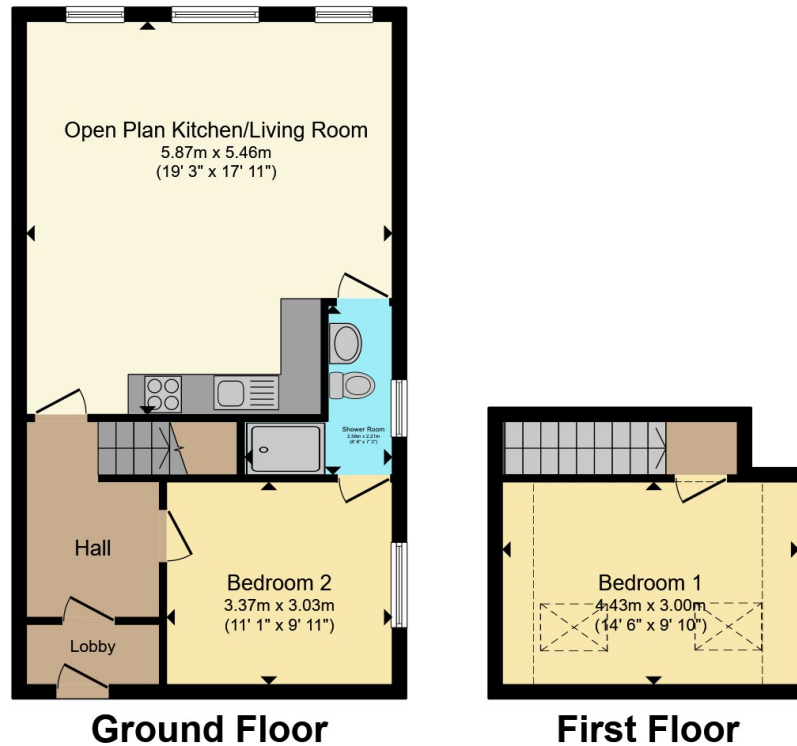
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 70.7 m² (761 sq.ft.) approx

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



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TUNBRIDGE WELLS TN1 1BS

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406817



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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