



Connells

Broadwater Down
Tunbridge Wells



Property Description

An exceptional opportunity to acquire a beautifully proportioned ground and lower ground floor apartment, offering the rare combination of a communal gardens and a residents' parking space.

Discreetly set back from the road and approached via a private driveway, the building is introduced by an attractive water fountain, creating an immediate sense of tranquillity and exclusivity. Internally, this delightful home offers well-planned and versatile accommodation.

The welcoming entrance hall leads through to a spacious lounge, which in turn flows seamlessly into a well-appointed kitchen/breakfast room - perfect for relaxed, everyday dining.

On the lower ground floor, there are two generously sized double bedrooms. The principal bedroom benefits from a stylish recently renovated en-suite bathroom, complemented by an additional contemporary bathroom suite.

Externally, the property enjoys access to charming, low-maintenance communal gardens, providing a peaceful retreat ideal for al fresco dining or quiet relaxation.

The convenience of allocated parking further enhances the appeal.

Finished to a superb standard throughout following extensive refurbishment, this impressive home is ideally suited to first-time buyers, downsizers, or investors alike.

Ground Floor

Communal Entrance Hall

Entrance Hall

Lounge/Dining Room

Kitchen

Lower Ground Floor

Hallway

Bedroom One

En-Suite

Bedroom Two

Bathroom

Outside

Residence Parking

Communal Gardens

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.

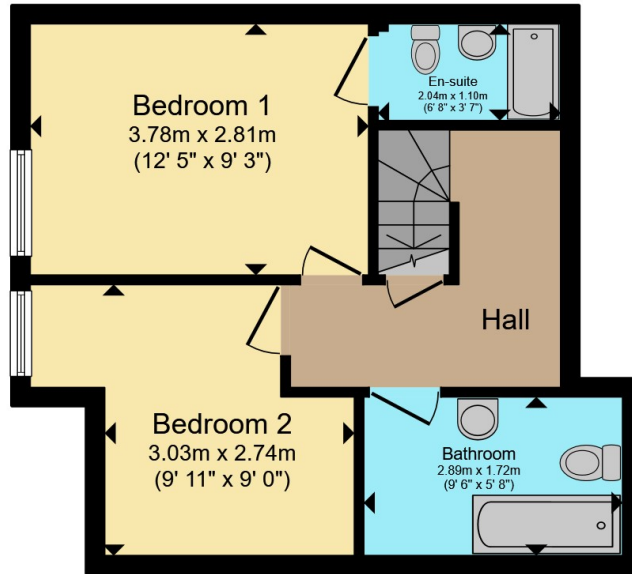
Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the

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.

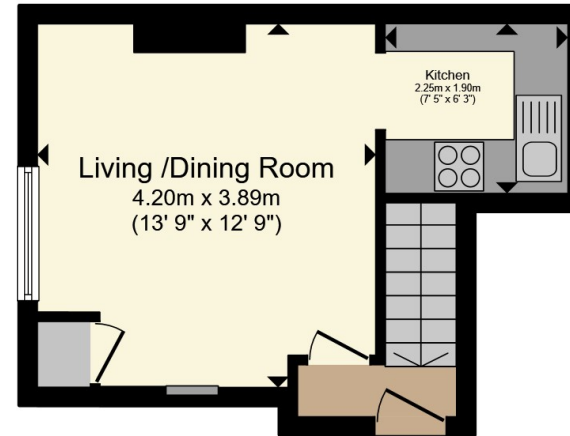








Basement



Ground Floor

Total floor area 56.8 m² (611 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



To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
 Band: D

Service Charge:
 3000.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406909

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2005. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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