

Connells

Broadwater Down
Tunbridge Wells

Broadwater Down
Tunbridge Wells TN2 5NX

For Sale Offers in excess of
£370,000







Property Description

This charming second-floor apartment offers spacious and versatile accommodation, full of character and natural light, with views across the prestigious Broadwater Down.

A bright and welcoming entrance hall, illuminated by a large skylight, creates an immediate sense of space upon arrival. The property boasts three generous double bedrooms, all featuring attractive dark-stained exposed floorboards that add warmth and character throughout.

The well-appointed kitchen is fitted with a range of units, wooden work surfaces and glazed display cabinets, and comes complete with a cooker, fridge freezer and washing machine. Slate-tiled flooring provides a stylish and practical finish.

To the front of the property, the impressive sitting room enjoys a pleasant outlook over Broadwater Down and offers an elegant yet comfortable living space.

Finished in neutral tones, it benefits from attractive wood flooring as well as built-in shelving and storage cupboards. One of the bedrooms could equally be utilised as a dining room, home office or additional reception room, offering excellent flexibility to suit a variety of lifestyles.

The bathroom comprises a white suite with a bath and Aqualisa shower over, wash hand basin with storage beneath, W.C. and a chrome heated towel rail.

Outside, residents can enjoy a beautifully maintained communal rear garden, providing a peaceful setting to relax and unwind. The property also benefits from residents' parking.

Second Floor

Communal Entrance Hall

Entrance Hall

Lounge/Dining Room

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Communal Rear Garden

Residents Parking

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to 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 (within approximately ten minute walk) 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

Please note we have been advised by the vendor that this property lies within a conservation area, Your conveyancer can take

the necessary steps to

advise.

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.







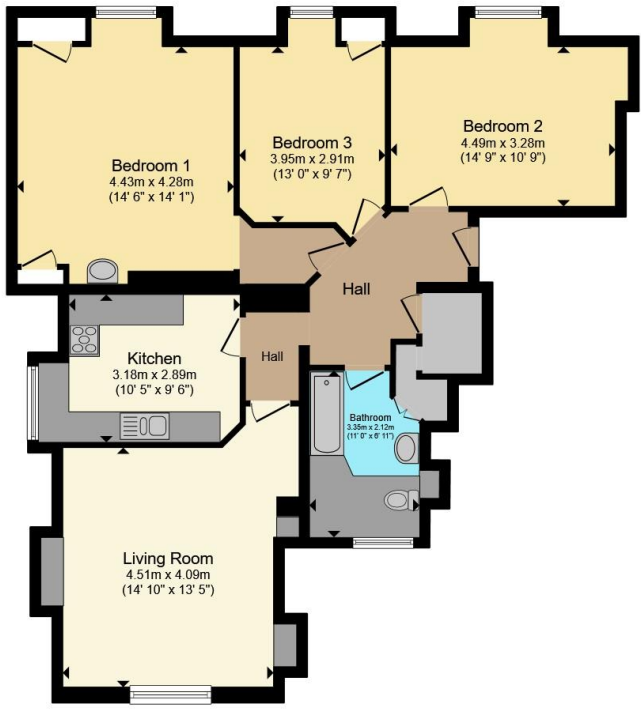












Second Floor

Total floor area 104.7 m² (1,127 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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To view this property please contact Connells on

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: E

Council Tax Band: E

Service Charge: 1800.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406999

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.