



12 Regent House
Tunbridge Wells, Kent

An immaculately presented penthouse apartment with lift access, balcony with far reaching views, parking, and situated on the sought-after Knights Wood development with shops, schools, cinema, and leisure centre nearby, and benefiting from good road links to the M25.

Guide Price £450,000-£475,000 Leasehold



Situation:

The property is situated in the convenient and popular Knights Wood development in Tunbridge Wells being within easy reach of the mainline station and schools, shops, cinema, and leisure centre.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description:

A spacious and immaculately presented penthouse apartment which has a modern, clean, and crisp feel throughout.

The home is arranged over one floor, is accessed via a lift or stairs, and includes; a good-sized entrance hall with Amtico flooring and adjacent storage cupboard; a spacious living room (extending to 21ft/6.4m) with adjacent good-sized eaves storage providing ample useful storage, double glazed doors and side windows providing a good deal of natural light and access onto a large balcony with glass balustrade enjoying far reaching views across neighbouring countryside; a well-proportioned kitchen/breakfast room with Juliet balcony providing far reaching views, a wide range of gloss wall and base units, complementary Quartz work surfaces, inset one and a half bowl sink with mixer tap over, and fitted appliances including double ovens, four ring induction hob with extractor hood over, fridge/freezer and dishwasher; and a separate utility room featuring built in cupboards, inset sink with mixer tap over, and plumbing for both a washing machine and tumble dryer.

The apartment has two good-sized double bedrooms both benefiting from fitted wardrobes, with the noticeably spacious principal bedroom having an ensuite bathroom with 'Villeroy & Boch' sanitary ware. The apartment also has a guest bathroom, again with 'Villeroy & Boch' sanitary ware and is of 'Jack & Jill' design so can be used as both a guest bathroom or an ensuite to the guest bedroom.

The property has an allocated parking space with lockable storage cupboard behind.

Lease: 999 years from and including 01/01/2018

Service Charge: Currently £2760.50 pa

Ground Rent: £350 pa

Services: Mains water and electricity.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: E

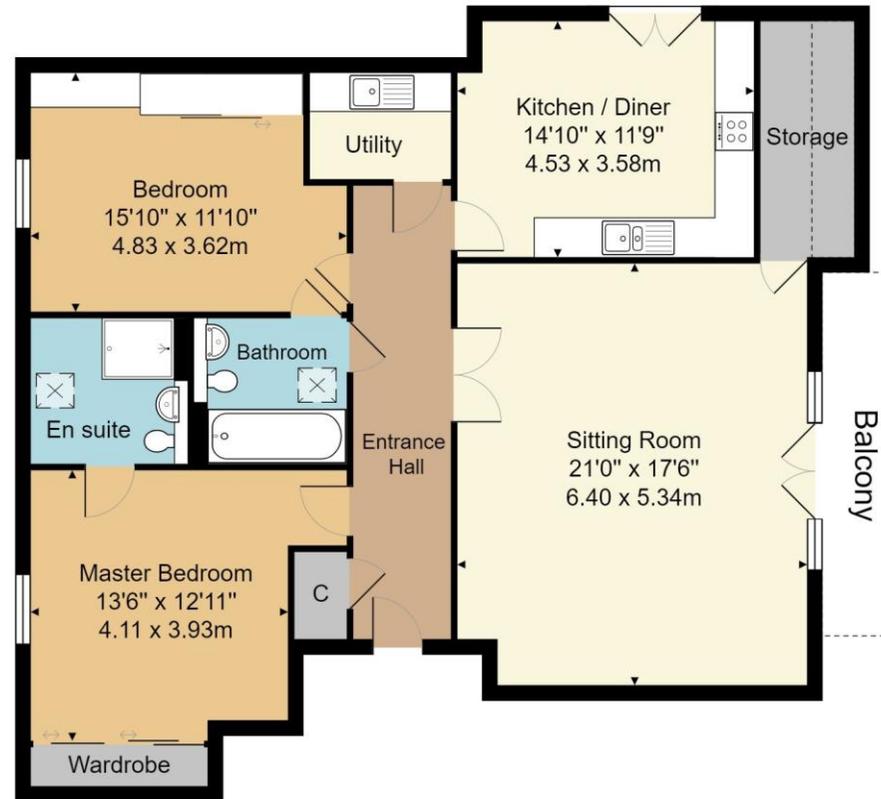
Current EPC Rating: C

Property address: Postcode TN2 3FQ



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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



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.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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