

Beautifully presented 2 bedroom luxury apartment, built to a high specification in 2019 by Berkeley Homes and located 0.5 miles from the town centre.

£460,000 Leasehold

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Tunbridge Wells

Bedrooms: 2

Bathrooms: 2

Receptions: 1

- Luxury specification
- Chain free
- Two double bedrooms
- Allocated parking space
- 0.5 miles from Royal Victoria Place
- Balcony
- Council tax band D
- EPC rating B

Beautifully presented two bedroom luxury apartment, built to a high specification in 2019 by Berkeley Homes and located 0.6 miles of Tunbridge Wells Station and 0.5 miles of Royal Victoria Place.

Secure key fob entry into maintained communal hallway. Stairs/lift up to first floor. The property comprises an entrance hall with video entry intercom, cloak cupboard and separate utility cupboard with washing machine. Master double bedroom with triple wardrobes and en-suite shower room. Second double bedroom. Bathroom suite with shower over the bath. Fully fitted kitchen with integrated appliances, open plan to reception room with space for lounge and dining areas, patio doors out onto the balcony.

Allocated parking space and visitor permits.

UTILITIES/KEY INFORMATION
Mains electricity/water/sewerage/gas
Heating: Mains gas
Service Charge: £1,686.72 per annum
Ground Rent: £500.00 per annum
Local authority: Tunbridge Wells
Council Tax Band: D
985 yrs remaining on Lease









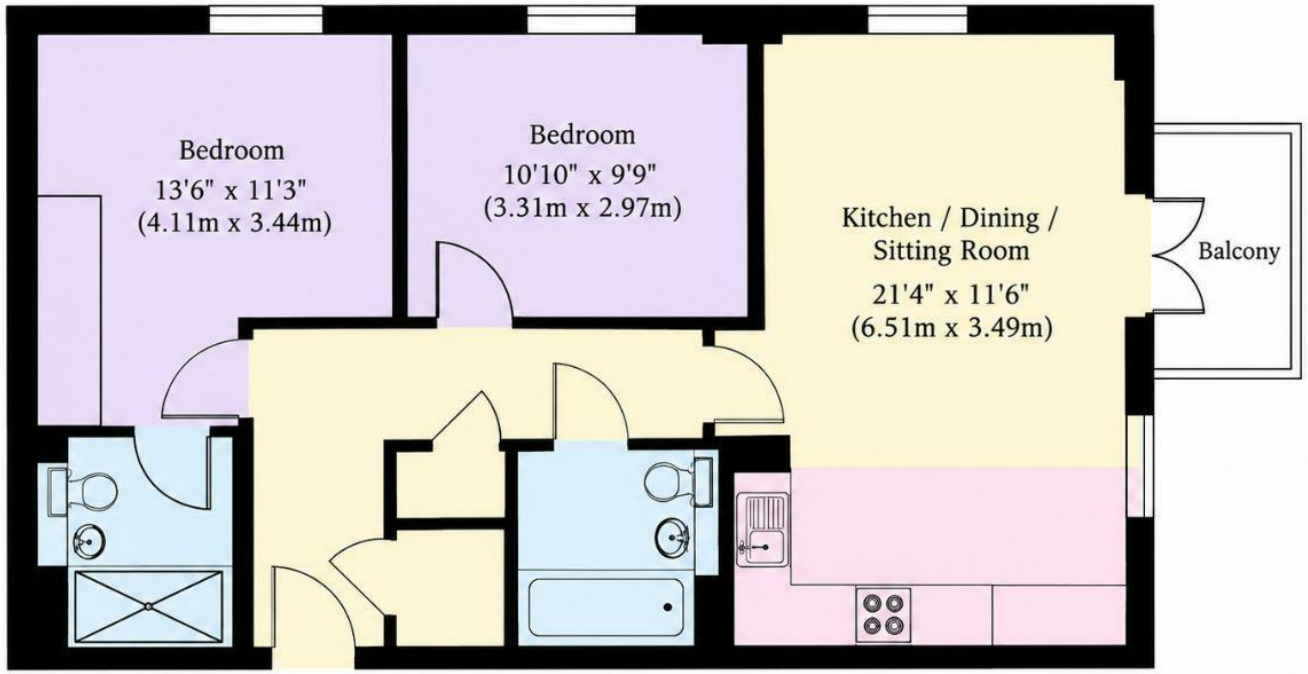






From Tunbridge Wells Station, head up Mount Pleasant Road towards the cross roads. Turn left onto Church Road. At the traffic lights, turn right onto London Road and follow the road up onto Mount Ephraim. Turn left into King Charles Square and right into Sovereign Place. Sapphire House is located straight ahead.

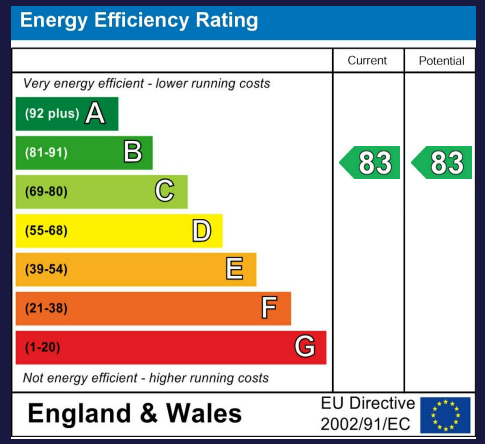
Gross Internal Area : 69.0 sq.m (742 sq.ft.)



2 4 6 8 10 Feet
1 2 3 Metres

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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