



Connells

Dukes Drive
TUNBRIDGE WELLS

Dukes Drive TUNBRIDGE WELLS TN2 5FA

for sale offers in the region of
£315,000



Property Description

A wonderfully homely first floor apartment forming part of an exclusive development of just four residences. Enjoy complete privacy with no shared party walls, set on the edge of a charming private estate surrounded by generous green spaces and dedicated parking.

Built in 2016 by Carla Homes, the estate offers beautifully maintained communal gardens that create a calm, secluded atmosphere with a natural, countryside feel. The development is exceptionally well managed, with a notably low service charge for the area. Inside, a graceful entrance hallway - complete with two useful storage cupboards - leading into a bright, spacious, open plan living and dining area. This inviting space is perfect for relaxing or entertaining, and the double doors frame lovely views across the communal grounds, ideally positioned to enjoy the evening sunset.

Both double bedrooms are generously sized, offering comfort, tranquillity, and a touch of luxury. A well proportioned family bathroom completes the layout. The apartment also benefits from bespoke shutters throughout, and a large part boarded loft providing excellent additional storage.

The well-maintained garden is for sole-use of the four apartments. This generous space includes secure, purpose built bike storage and enjoys open countryside views, creating a peaceful setting right on your doorstep.

First Floor

Communal Entrance Hall

Entrance Hall

Loft Access - Part Boarded With Bespoke Shelving

Lounge/Dining Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

Communal Rear Garden

Residents Parking For One Car

Visitor Parking

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.

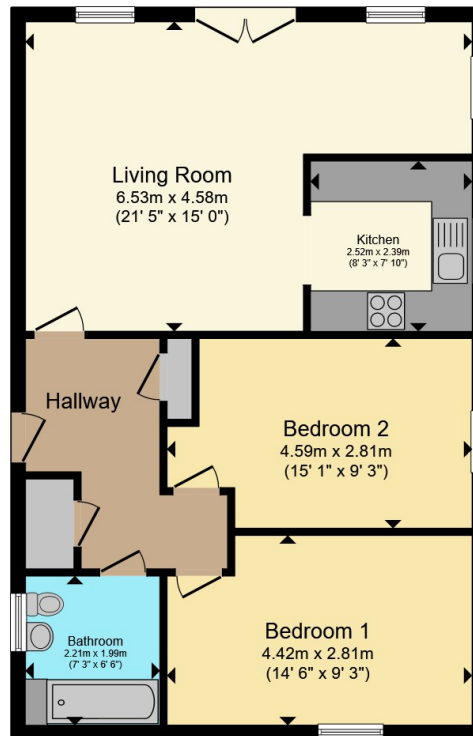
Agents Note

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 68.6 m² (739 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

Connells

To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C Council Tax
 Band: D

Service Charge:
 2111.52

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406771

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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