



KINGS  
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**KINGS ESTATES**

PROFESSIONALS IN PROPERTY



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PROFESSIONAL REAL ESTATE

## Apartment 37

Jackwood Court Jackwood Way, Tunbridge Wells

Kings Estates are proud to offer this modern top-floor apartment in Tunbridge Wells. NO ONWARD CHAIN! Spacious living room, upgraded kitchen, two bedrooms (one en-suite), and a family bathroom. Secure parking, bike storage, communal gardens. Close to shops, restaurants, and transport links.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- No Onward Chain
- Purpose Built Top Floor Apartment
- Two Bedrooms & Two Bath / Shower Rooms
- Stylish Fitted Kitchen
- Sizeable Living Room
- Covered Balcony
- Residents Secure Parking
- Bike Store & Communal Gardens
- Walking Distance of the Town & Train Stations
- Would Suit Professional Person / Couple





Kings Estates are proud to offer this contemporary top-floor apartment in Tunbridge Wells which offers a blend of modern convenience and comfort. Step into the living space featuring a spacious living room, illuminated by natural light pouring in through double glazed doors leading to a covered balcony, ideal for unwinding after a busy day. The upgraded kitchen boasts a stylish yet practical design with cream-colored high gloss units, offering ample storage and workspace along with modern appliances for effortless meal preparation. **NO ONWARD CHAIN!**

The accommodation comprises two generously sized bedrooms, providing comfortable retreats for rest and relaxation. The primary bedroom enjoys serene views of the communal gardens and benefits from an en-suite shower room, complete with contemporary fixtures and fittings. The second bedroom offers versatility, serving as a guest room, home office, or additional living space as needed. Completing the layout is a modern family bathroom featuring a concealed flush WC, wash hand basin, and a panelled bath with a fitted glass shower screen, providing convenience and functionality for daily routines. Thoughtful details such as heated towel rails and built-in storage enhance the practicality of this space.

Outside, residents benefit from secure off-road parking accessed via a 'code and barrier' entry system, ensuring peace of mind for vehicle owners on a first-come, first-served basis. A dedicated bike store with a secure coded entry system offers storage for bicycles, promoting an active lifestyle. The landscaped communal gardens provide a tranquil escape from urban life, offering residents a serene outdoor space to enjoy.

#### **OTHER INFORMATION**

COUNCIL TAX BAND - D - (Tunbridge Wells Borough Council)

TENURE - Leasehold

LENGTH OF LEASE - 108 years remaining

ANNUAL GROUND RENT - £250

GROUND RENT REVIEW PERIOD - Every 25 years (next review 2033)

ANNUAL SERVICE CHARGE AMOUNT - £1800

SERVICE CHARGE REVIEW PERIOD - Annually

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**AGENTS NOTE** - Please note the photos shown are archive photos.

## TOWN CENTRE

The property is located in the heart of Royal Tunbridge Wells. Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

**Amenities:** The property is located close to superb shopping facilities including major national stores and individual boutiques in the Royal Victoria Shopping Centre. The famous Pantiles and historic High Street are also nearby where there are many excellent restaurants, cafes and individual shops and regular markets and special events throughout the year.

**Recreational Amenities:** Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

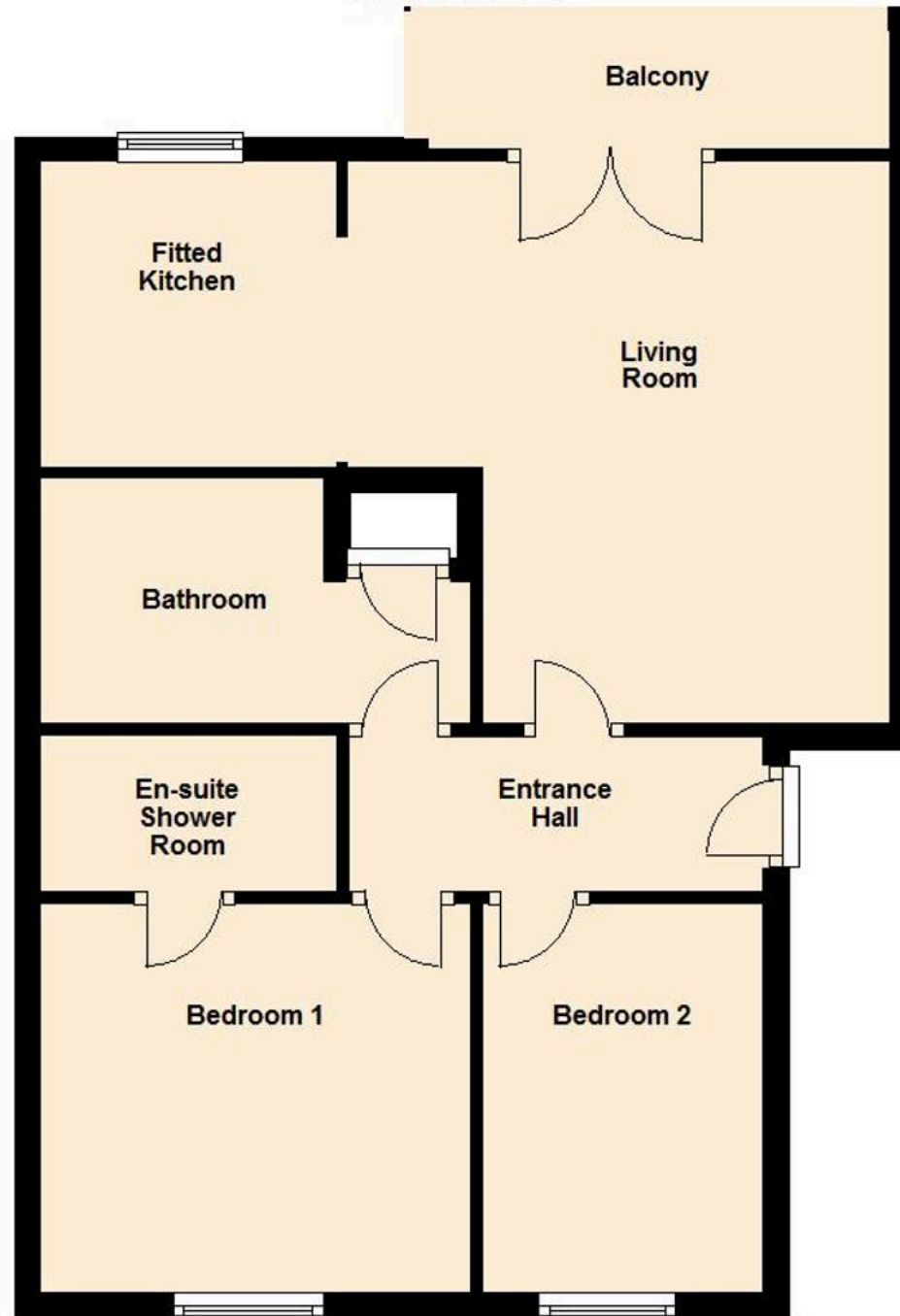
**State and Private Schools:** There are many highly-regarded schools in the vicinity, including Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries.

**Mainline rail:** Tunbridge Wells (about 0.7 miles) with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes. The Centaur Commuter Coach service also stops nearby.

**Communications:** The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.



## Second Floor







# Kings Estates

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