

Connells

Newton Road
Tunbridge Wells

Newton Road
Tunbridge Wells TN1 1RU

for sale offers in excess of
£260,000







Property Description

Set within one of Royal Tunbridge Wells' most sought-after locations, this exceptional second-floor, one-bedroom apartment delivers refined modern living just a close walk to the mainline station, offering direct services to London Bridge.

Accessible via stairs, the elevated position affords peace and privacy, crowned by a private roof terrace - the ideal secluded retreat for dining and entertaining.

Internally, the accommodation has been appointed to an exacting standard throughout. At its heart is a bespoke, handcrafted German shaker-style kitchen featuring sleek Calacatta quartz worktops and a full suite of integrated appliances. The well-proportioned double bedroom is flooded with natural light from a motorised architectural skylight. The boutique bathroom is fitted with a full-size tapless bath, brushed gunmetal brassware by Flova, a heated towel rail, and a demisting mirror.

Everyday comfort and technology have been carefully integrated, including underfloor heating, a home air purification system, and superfast broadband connectivity. The apartment also benefits from pre-wired aerial, a colour video door entry security system, and ample built-in storage.

The property is available fully furnished or unfurnished upon request. Further financial and practical benefits include an exceptionally low service charge, the lowest council tax band, a secure bike store, a remaining new-build warranty, and eligibility for residents' permit parking upon application.

Second Floor

Communal Entrance Hall

Kitchen/Lounge/Dining Room

Bedroom One

Bathroom

Outside

Private Roof Terrace

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 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.

Specification Includes

-Engineered herringbone wood flooring

-Kersaint Cobb Pampas Nordic Gothenburg carpets

-Calacatta Quartz worktops

-German made kitchens by BV Projects

-Siemens induction hob and oven

-Bosch dishwasher, washer/ dryer and full height Fridge Freezer

-Multi zone electric underfloor heating system

-Vent Axia multi zone MVHR system

-Vitusso Fluted Vanity units

-Brushed gunmetal designer bathroom brassware by Flova

-Blake Limestone Porcelain tiles

-Gledhill Stainless Pro water heating system

-Fibre connected

-Video intercom door entry system

Agents Note

Agents Note; Currently the vendors details do not match the registered title at Land Registry, this is pending update with Land Registry. Please ask the branch for more details.

Agent's 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.







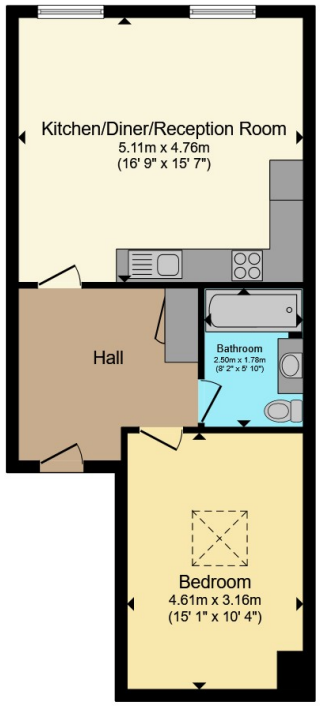

EV
MADONNA











Second Floor

Total floor area 53.7 m² (578 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: D

Council Tax Band: A

Service Charge: 1078.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406894

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.