



APARTMENT 101, THE POTTERIES

Tunbridge Wells, Kent



A SUPERB TWO BEDROOM APARTMENT

Situated within prestigious 'The Potteries' adjacent to the historic Pantiles with its famous colonnades and varied array of independent boutiques, cafes and restaurants. The mainline station is just 0.5 miles away, with services to London Bridge from 42 minutes.

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Local Authority: Tunbridge Wells Borough Council Council Tax Band: F
Tenure: Leasehold (999 years from 1st January 2020)
New Home Warranty: 10 years from July 2021
Services: Mains water, drainage, electricity and gas. Electric heating. EV charging.
Service charge: Approximately £6,000 per annum
Postcode: TN2 5FS what3words.com/issue.drops.bliss



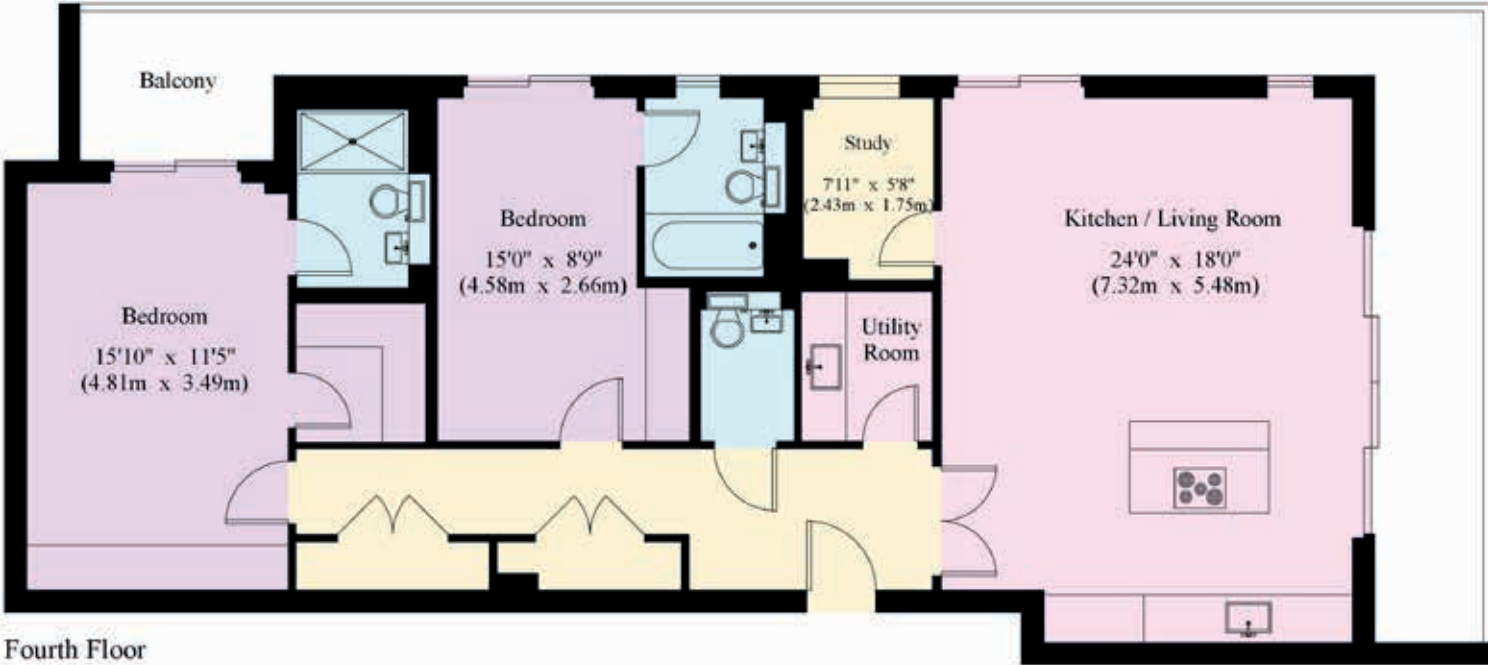
THE PROPERTY

Located on the fourth floor, the open-plan kitchen/living room is truly impressive with a stylish, contemporary kitchen and plenty of room for a dining table and seating area. A unique balcony wraps around the apartment with access from the kitchen/living room and both bedrooms, creating a wonderful dining and entertaining space. The living space is completed by a separate study, utility room and cloakroom. The principal bedroom benefits from a walk-in wardrobe and luxurious en suite shower room. There is one further en suite bedroom.

Apartment 101 has two secure, underground parking spaces. Other features at The Potteries include beautifully maintained communal grounds, concierge (7am – midnight) and a welcoming residents' foyer.



Gross Internal Area : 114.6 sq.m (1234 sq.ft.)



Fourth Floor



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.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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