



**Connells**

Speldhurst Place Speldhurst Road  
Tunbridge Wells



## Property Description

This exquisitely presented apartment offers a tranquil retreat with elevated views over lush greenery. Bathed in natural light and thoughtfully designed, it combines elegance with comfort in a setting that perfectly balances urban convenience and countryside calm.

Tucked between the vibrant energy of a local high street and the gentle embrace of semi-rural landscapes, the building enjoys a discreet position set back from the road, offering residents the luxury of allocated parking and access to a delightful communal "secret garden" — a hidden haven of peace and privacy.

Step through the contemporary communal entrance and into a private hallway that opens into a stunning open-plan living space. Here, light dances across the room, illuminating a stylishly appointed kitchen, generous sitting area, and dedicated dining space. There's even a perfect nook for working from home, all framed by picturesque, elevated views that inspire calm and creativity.

The double bedroom, quietly nestled at the rear, offers a restful escape, complete with fitted wardrobes and a serene ambiance.

A sleek, modern bathroom completes the home, echoing the apartment's refined aesthetic and attention to detail.

This top-floor gem is more than just a place to live — it's a lifestyle, a sanctuary, and a rare opportunity to enjoy the best of both worlds.

## Second Floor

### Communal Entrance Hall

### Entrance Hall

### Kitchen/Lounge/Dining Room

20' 2" x 16' 2" ( 6.15m x 4.93m )

### Bedroom One

9' 5" x 14' 4" ( 2.87m x 4.37m )

### Bathroom

## Outside

### Communal Garden

### Allocated Parking Space

### Additional Upgrades

- Integrated Neue fridge/freezer
- Integrated Neue washing machine
- Combi Boiler
- LED lights in bathroom, kitchen/dining room & entrance hall
- Composite worksurfaces in kitchen
- Four ring Neue induction hob
- Wooden effect laminate flooring within the kitchen/dining room & entrance hall
- USB points in bedroom one
- TV points in bedroom one & kitchen/dining room

## 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.









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5 Vale Road  
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EPC Rating: B Council Tax  
Band: B

Service Charge:  
2482.24

Ground Rent:  
Ask Agent

Tenure: Leasehold

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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.



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