

THE RETREAT

Royal Tunbridge Wells

An Exceptional Victorian conversion consisting of
19 UNIQUELY DESIGNED APARTMENTS

Hamptons

THE HOME EXPERTS



Kentish Projects Ltd



AN EXCEPTIONAL
VICTORIAN CONVERSION
CONSISTING OF 19
UNIQUELY DESIGNED
APARTMENTS

With The Common on your doorstep and The Pantiles and main train station just around the corner these exquisite new homes offer contemporary living at its finest.

An award-winning regional developer has transformed the former Retreat Hotel to a high specification. The apartments include bespoke kitchens, fibre broadband, a video entry system, along with many offering outside space.



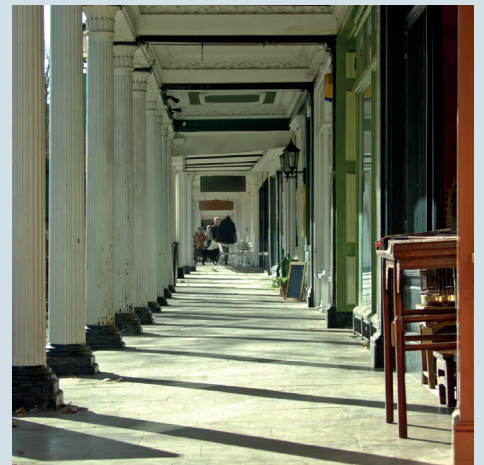
ROYAL TUNBRIDGE WELLS

Discover something truly unique on the historic cobbled streets of Royal Tunbridge Wells where a different experience awaits around each corner. Tunbridge Wells is teeming with lively restaurants and inviting bars. There are also a number of outstanding independent and grammar schools within the area as well as a Pauline Quirke Academy.

Experience the adventure waiting round every corner and tour a vineyard to taste delicious homegrown wines in Tunbridge Wells, challenge friends to a round of archery or take to the sandstone cliffs and rock climb the stunning scenery at Harrison Rocks or watch the world go by with a hand crafted cappuccino at one of the many colourful coffee houses.

Want to get off your feet? Bewl Water has facilities for sailing, canoeing and paddle boarding while cyclists can explore the wealth of tracks surrounding the reservoir.

The development is approximately 400 metres from the Town Centre and mainline train station close by with links into London. There is also a bus network that connects you to the town centre and other local areas.



SHOW HOME

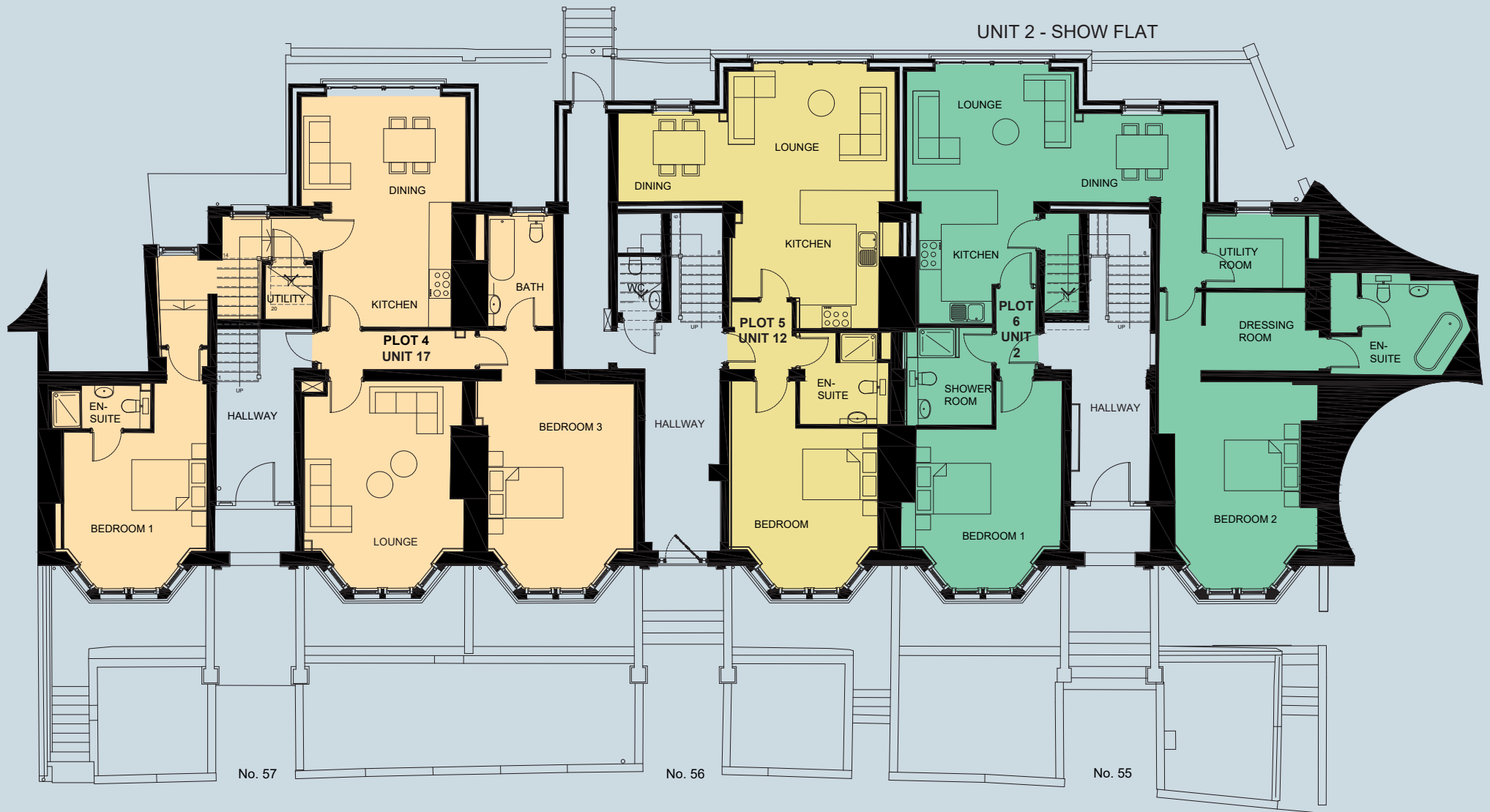


THE **R**ETREAT
Royal Tunbridge Wells

LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR
part one



FIRST FLOOR
part two



No. 55

SECOND FLOOR

part one

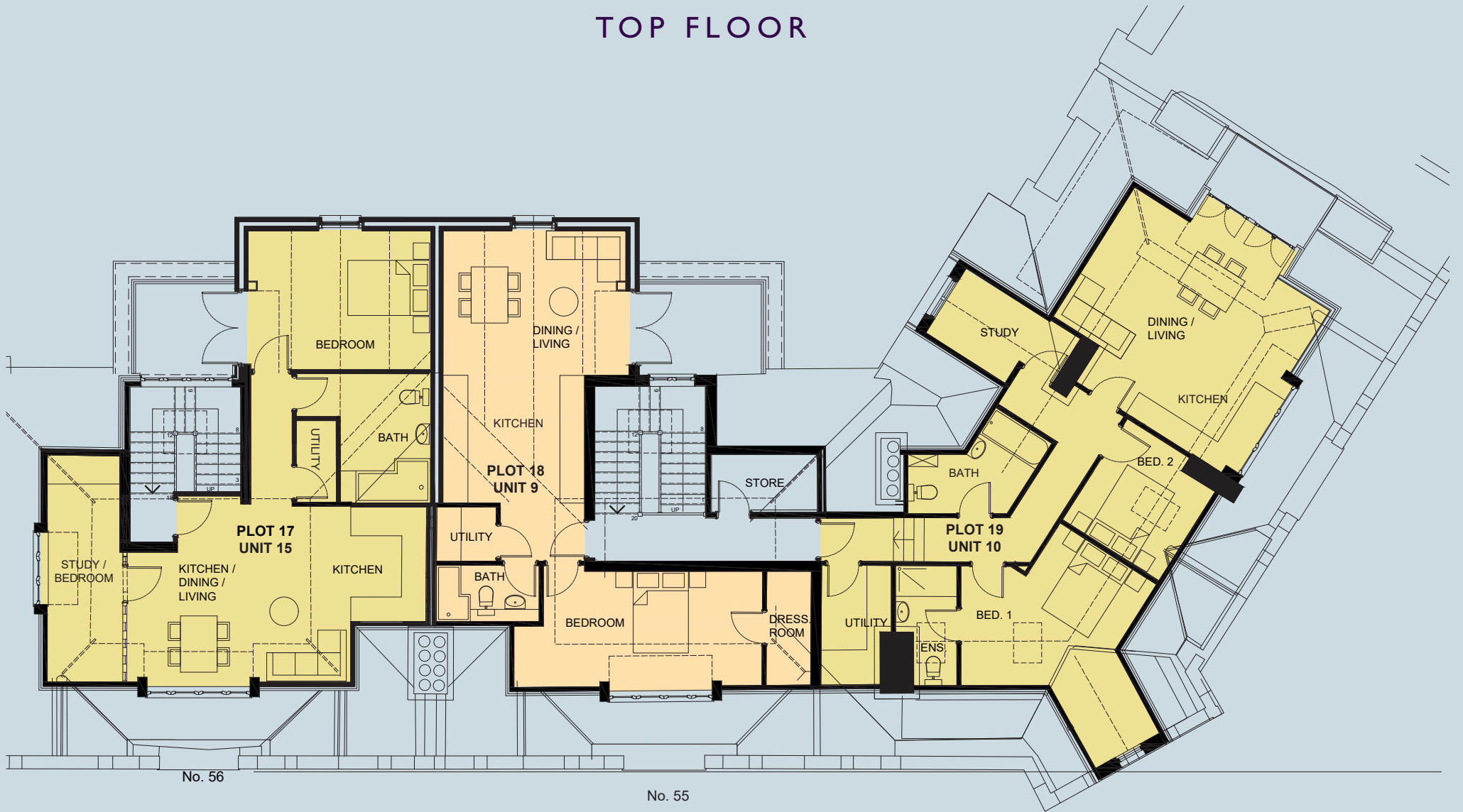


SECOND FLOOR

part two



TOP FLOOR



SPECIFICATION

FINISHES

- White or colour painted walls
- Satin white painted architraves, skirting boards, and other joinery
- Internal hardwood four panel light oak door (all FD30)
- Acoustically rated apartment entrance doors
- Brushed chrome ironmongery
- A range of engineered oak wooden flooring and tiles
- Original sash windows fully restored with well-appointed secondary glazing to front elevation
- New windows, bi-fold doors and Juliette balconies all double-glazed

HEATING & ELECTRICAL

- All new gas-fired central heating with thermostatic control
- All new electrics
- Sky Q Infrastructure pre-connected
- Terrestrial TV points in all bedrooms and living spaces
- BT Fibre internet hard-wired to living spaces, with further connections in bedrooms
- Lumi-plugin downlight that combines emergency lighting, smoke alarms, heat alarms, CO alarms and PIR sensors. Dimmable option as standard. All lighting is compatible with Amazon Alexa, Google Assistant or AppleHomeKit
- Black nickel light switches and sockets
- USB charging sockets
- 5 AMP lamp circuit

KITCHENS

- British made from bespoke designer Hogwood House
- Kensington Shaker-style planked 22mm thickness door with 18mm carcass and soft-close hinges
- 20mm Quartz worktop with 100mm upstand
- Knurled knobs to all high-lines and wall units with knurled bars to larders, fridge/freezers, pull-outs and drawers
- Siemens oven, microwave oven, hob (downdraft or with extractor over), 50/50 fridge freezer, and dishwasher
- Integrated Wine Cooler
- Franke polar white 1 ½ bowl sink
- Quooker Flex (with pull out) combined boiling water and mixer tap
- Integrated washer-dryer in units without utility rooms

UTILITY ROOMS

- Kensington Shaker-style planked 22mm thickness door with 18mm carcass and soft-close hinges
- 20mm Quartz worktop with 100mm upstand
- Knurled knobs to all high-lines and wall units with knurled bars to larders, fridge/freezers, pull-outs and drawers
- Smeg single lever pull-out spray tap
- Franke Butler Sink
- Connections for washer and dryer
- Tiling to floor

BATHROOMS

- Bathroom furniture supplied by West One, Tunbridge Wells
- Floor to ceiling light grey/white Porcelanosa wall tiles with Ca'Pietra or Porcelanosa feature walls
- Porcelanosa tiling to floors
- Wall hung vanity units in anthracite grey
- Wall hung concealed toilets with soft close seat in all bathrooms
- Large fitted heated de-mister mirrors in all bathrooms
- Rainfall large shower head with handset and concealed thermostatic valves
- Extractors to all bathrooms
- Black finish open-ended dual fuel towel rails
- Slim line white shower trays
- Glass screens to shower-baths
- Glass enclosures to showers

SECURITY

- LCD screen colour video entry in all flats (Ring doorbell to lower-ground floor units)
- Heat and smoke detectors within light fitting in all flats
- External wall lights with PIR/motion sensors
- Front doors are police and insurance compliant

COMMUNAL

- Grey herringbone flooring to entrance hallways
- Solid wood feature communal staircase
- Light grey carpet runner to communal stairs
- Discreet and concealed bin storage area
- Tranquil landscaped rear garden with seating and BBQ area ideal for al-fresco dining (lower ground units have private secluded patio areas)
- Water feature with rockery
- Separate communal cloakroom accessible from garden

WARRANTY

- 10 year insurance backed Global Homes Warranty



IMPORTANT INFORMATION

PARKING

- Parking Permit & Car Club Membership for First Year Included - Terms Apply.
- Link to Car Club info: <https://tunbridgewells.gov.uk/parking/car-club>

HELP TO BUY

- TBC

TENURE

- Share of Freehold – 999 Year Lease.

MANAGEMENT COMPANY

- Tunbridge Wells Retreat Management Company Limited.
- The apportionment to each unit will be 1/21 (not 1/19) as the sellers are retaining the freehold of two other leaseholds units at the site that are not part of the new conversion.
- Share of the freehold will be handed back following the completion of the last unit.

CHARGES

- £1800 per annum approximately.
- Break down and further information to be confirmed.

RESTRICTIONS

- Holiday Lets and Airbnb - Reviewed on a case-by-case basis.
- Lets - Assured Shorthold Tenancy and sublets are permitted.
 - Pets - Small cats and small dogs will be permitted.

RESERVATIONS

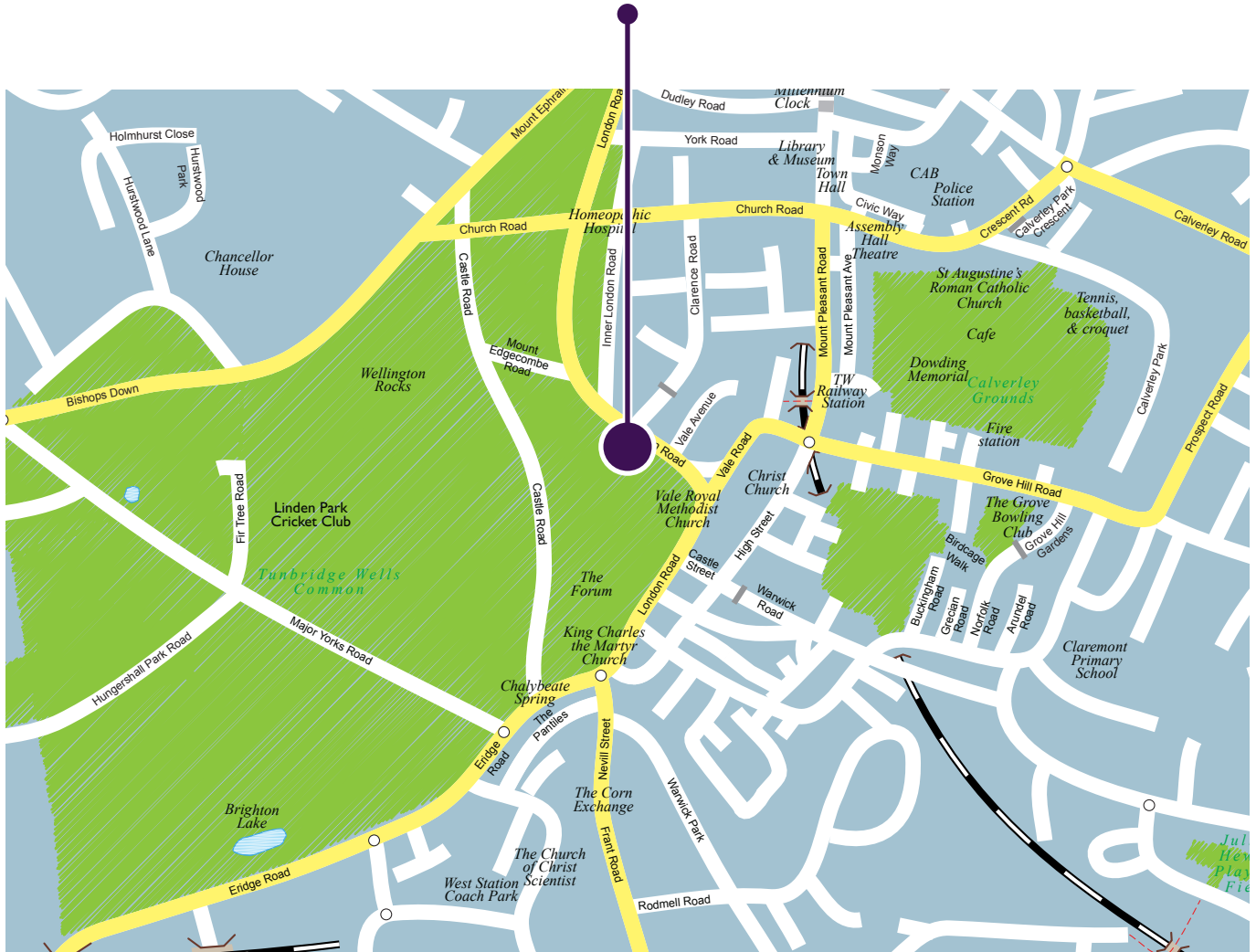
- £5000 deposit to be lodged with the seller and deducted from the sale agreed price on completion.
- £500 deposit for purchasers using the Help to Buy scheme.

Please note *subject to change

THE RETREAT

Royal Tunbridge Wells

55 LONDON ROAD • TUNBRIDGE WELLS • KENT • TN1 1DR



AVAILABLE TO RESERVE NOW

Hamptons

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