



Connells

Spring Walk
Tunbridge Wells



Property Description

This beautifully presented apartment is situated just south of Tunbridge Wells town centre, within easy walking distance of the mainline station and the boutique cafés and restaurants of The Pantiles.

Everyday essentials are close at hand, with both a convenience store and a large supermarket located nearby.

Accessed via a secure communal entrance with intercom and both main and side doors, the property opens into a bright and welcoming reception hall.

Inside, there are two storage cupboards, a contemporary family bathroom with stylish tiling, and two generous double bedrooms. The main bedroom benefits from a modern en-suite shower room and built-in wardrobes and is served by a luxurious bathroom suite.

The open-plan living and dining area enjoys exceptional natural light thanks to its dual-aspect windows, creating an inviting space for both relaxation and entertaining.

The well-designed kitchen features sleek cabinetry and integrated appliances, making it ideal for socialising while preparing meals.

With its impeccable design, abundance of natural light, and modern finish throughout, this apartment offers contemporary living at

its finest. The development also provides ample visitor parking along with an allocated parking space for the property. The property also benefits from solar panels.

Ground Floor

Communal Entrance Hall

Entrance Hall

Kitchen/Lounge/Dining Room

Bedroom One

En-Suite

Bedroom Two

Bathroom

Outside

Allocated Parking

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.

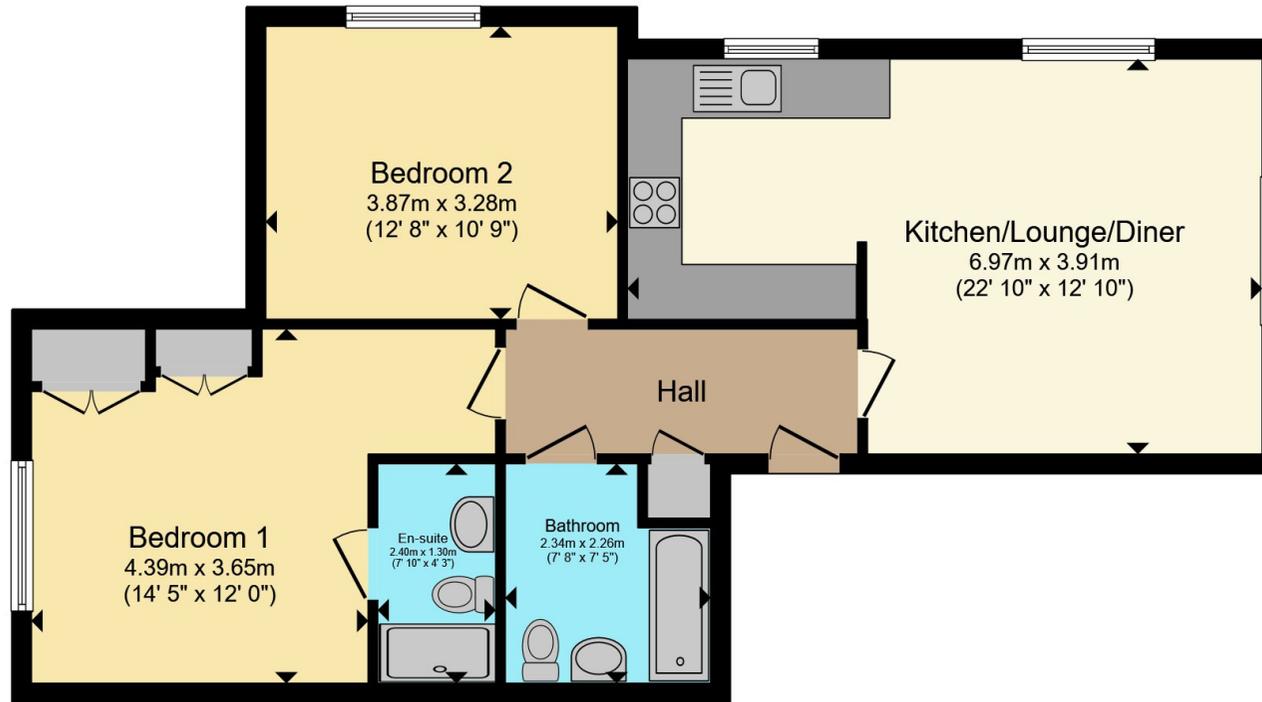
To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts 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.









Total floor area 70.7 m² (761 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



To view this property please contact Connells on

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

Service Charge:
 2968.80

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406647

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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