



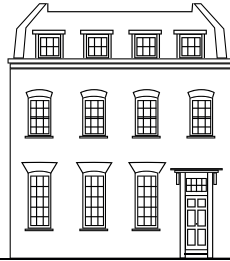
THE OLD BANK

TUNBRIDGE WELLS

EXCLUSIVE COLLECTION OF LUXURY APARTMENTS



WELCOME TO



THE OLD BANK

TUNBRIDGE WELLS

WHERE CHARACTER MEETS MODERN EXTRAVAGANCE

The heritage of the building's past has been beautifully captured in The Old Bank. From the moment you enter the building, it oozes with character, which thanks to well thought out interior design, flows seamlessly into each modern and sleek apartment.

Making use of the features of the building with attention to detail at every stage, light is celebrated and embraced into each of these exclusive homes. With a collection of just seven apartments available ranging from two to three bedrooms, the needs of discerning buyers are well catered for with flexible living space, spacious bedrooms and many of the apartments also boasting either a balcony or private courtyard garden.

The Old Bank offers the chance to secure a home you can be proud to show off to friends and family.

STUNNING INTERIORS





Every element of the interiors has been designed with luxury in mind, complementing the character of The Old Bank with sleek and modern lines and taking best advantage of the ample light.

FANTASTIC LOCATION

Situated conveniently between Royal Tunbridge Wells and Tonbridge, The Old Bank gives the best of both worlds for commuters and families alike. High Brooms train station is just over a mile away with trains into Cannon Street in 49 minutes and Charing Cross in 53 minutes.

Three primary schools and three secondary schools as well as a grammar school are within walking distance as well as the Tunbridge Wells Sports Centre, a selection of riding schools and youth football team grounds.

A quaint tea shop is situated opposite the development along with a selection of branded and independent grocery stores and shops.

Essentially everything you could need is right on your doorstep!



WELL CONNECTED

TONBRIDGE





Tunbridge Wells
Hospital

A21

A264

High
Street

Dunorlan
Park



High Brooms

Bayhall
Road

A264

ROYAL
TUNBRIDGE
WELLS



Yew Tree
Road

London Road

Speldhurst
Road

A264



Tunbridge Wells
West

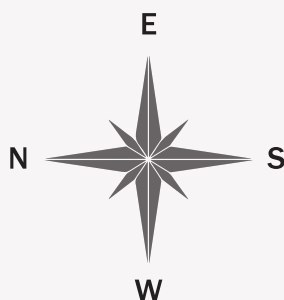
St John's Road

Etherington
Hill

Rusthall

Langton
Road

Speldhurst



LOCAL DELIGHTS



For evenings out there is no better setting than The Twenty Six, an exclusive restaurant offering a unique menu and tempting house cocktails. There is a homely yet luxury vibe within the restaurant, and with just twenty six seats this is the perfect choice for an intimate meal or special occasion. Don't miss the chance to try one of the chef's innovative experiments – choose the five course tasting menu for a truly special dining experience.

Step back in time at The Earl Grey Tearooms, a charming vintage café which is rated five stars on TripAdvisor and situated just yards from The Old Bank, a favourite for those who live nearby. The tearoom offers a wide menu with many popular favourites as well as daily specials. It is the perfect place to catch up with friends over a coffee or afternoon tea, with cakes that you simply can't say no to!





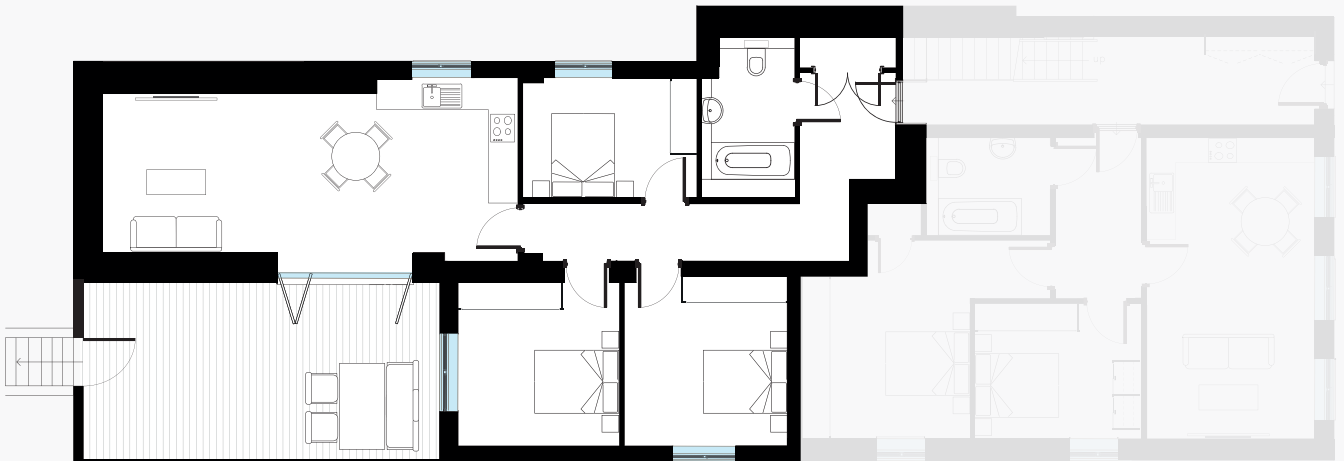
Located in both Royal Tunbridge Wells and Tonbridge, Fuggles Beer Café is a popular and award-winning pub with an industrial and chic atmosphere. You will struggle to find a wider selection of craft beers, complimented with a wide selection of gin, whisky, wine and cocktails, with the friendly staff on hand to help you choose your perfect tippie. For those with a competitive spirit there are also board games, the perfect addition for a memorable night out as well as plenty of events and tastings. The menu offers the perfect pairings to your drinks including meat and cheese deli boards, open sandwiches and vegan options.

It is never too late to start your New Year's Resolution! Royal Tunbridge Wells Sports Centre is located less than a mile from the site, offering a wide range of sporting and fitness activities. The centre has classes suitable for all fitness levels and requirements, ranging from Aqua Jog and Bodyattack to Yoga Iyenga and Zumba. Their centre offers the further benefit of a gym and large swimming pool, along with badminton and tennis courts for any budding Andy Murrays.



The Treasury

GROUND FLOOR



Total Floor Area = 88_{sqm} 944_{sqft}

Open plan living space	29.9sqm	322sqft
Bedroom 1	11.4sqm	122sqft

Bedroom 2	12sqm	129sqft
Bedroom 3	9.1sqm	98sqft

The Elizabeth

FIRST FLOOR



Total Floor Area = 87_{sqm} 938_{sqft}

Open plan living space	28.9sqm	311sqft
Bedroom 1	12.7sqm	137sqft

Bedroom 2	12.4sqm	133sqft
Bedroom 3	9.3sqm	100sqft

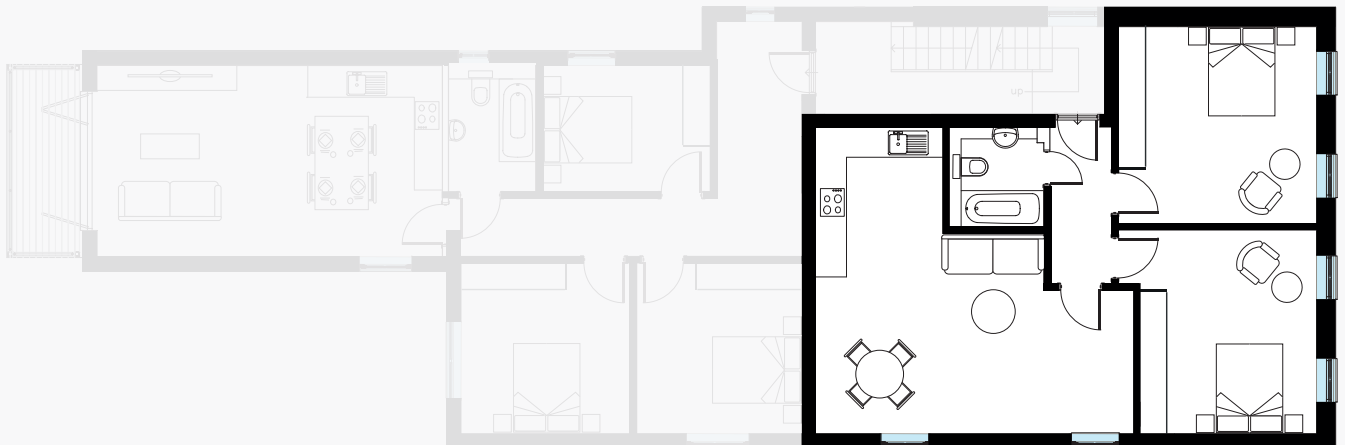
The Goldsmith



Total Floor Area = 61_{sqm} 660_{sqft}

Open plan living space	21.9sqm	236sqft	Bedroom 2	9.6sqm	103sqft
Bedroom 1	16.3sqm	175sqft			

The Walbrook

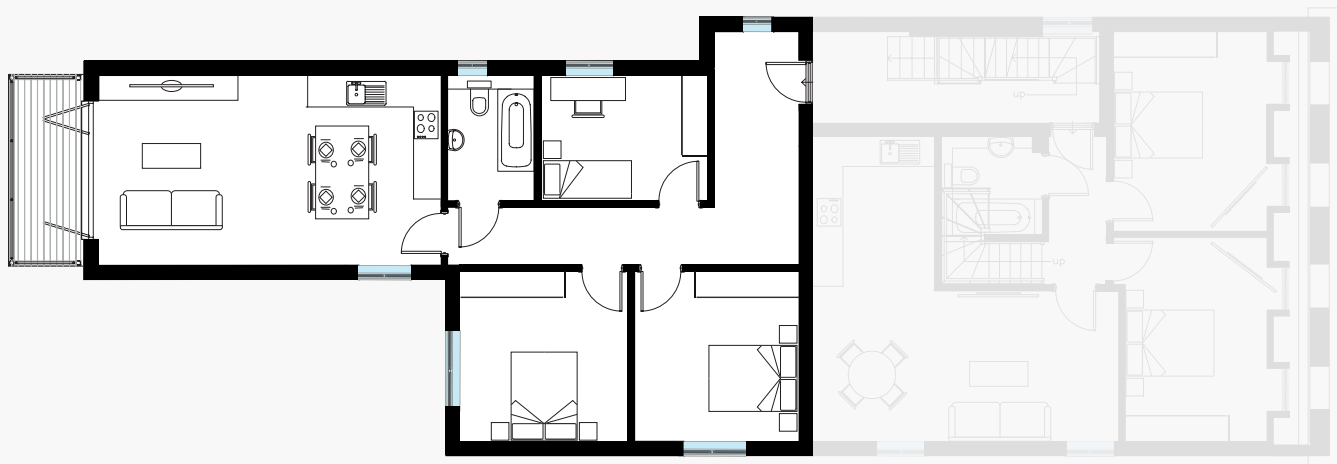


Total Floor Area = 73_{sqm} 787_{sqft}

Open plan living space	31.7sqm	341sqft	Bedroom 2	16.2sqm	174sqft
Bedroom 1	17.1sqm	184sqft			

The Montagu

SECOND FLOOR



Total Floor Area = 87sqm 938sqft

Open plan living space	28.9sqm	311sqft
Bedroom 1	12.7sqm	137sqft

Bedroom 2	12.4sqm	133sqft
Bedroom 3	9.3sqm	100sqft

The Bristol

THIRD FLOOR

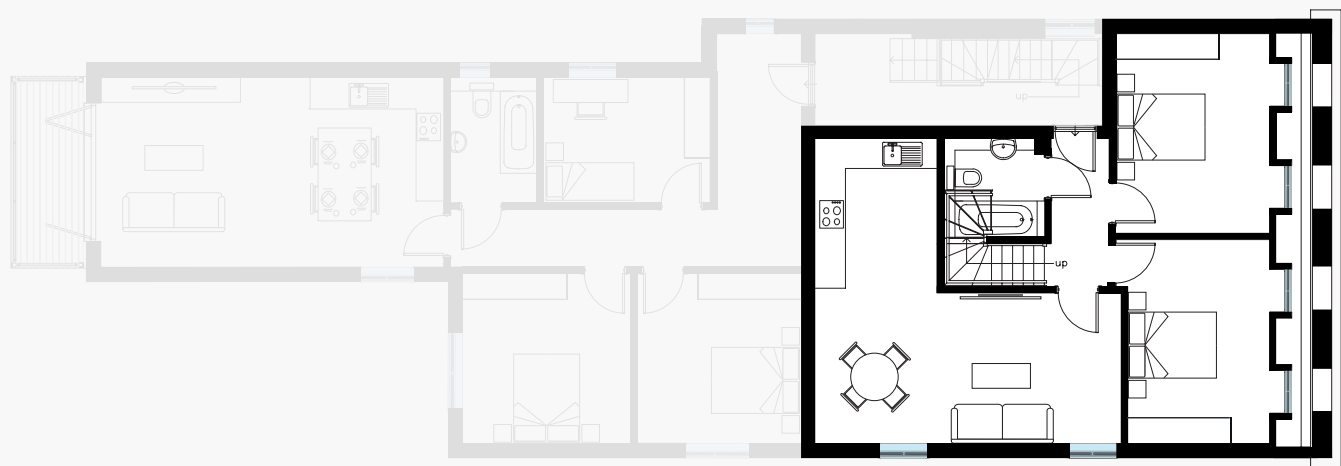


Total Floor Area = 65sqm 695sqft

Open plan living space	29.7sqm	319sqft
Bedroom 1	16sqm	172sqft

Bedroom 2	10.1sqm	109sqft
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The Shakespeare lower floor



Total Floor Area = 108_{sqm} 1157_{sqft}

Open plan living space	28.4sqm	305sqft
Bedroom 1	24.4sqm	263sqft

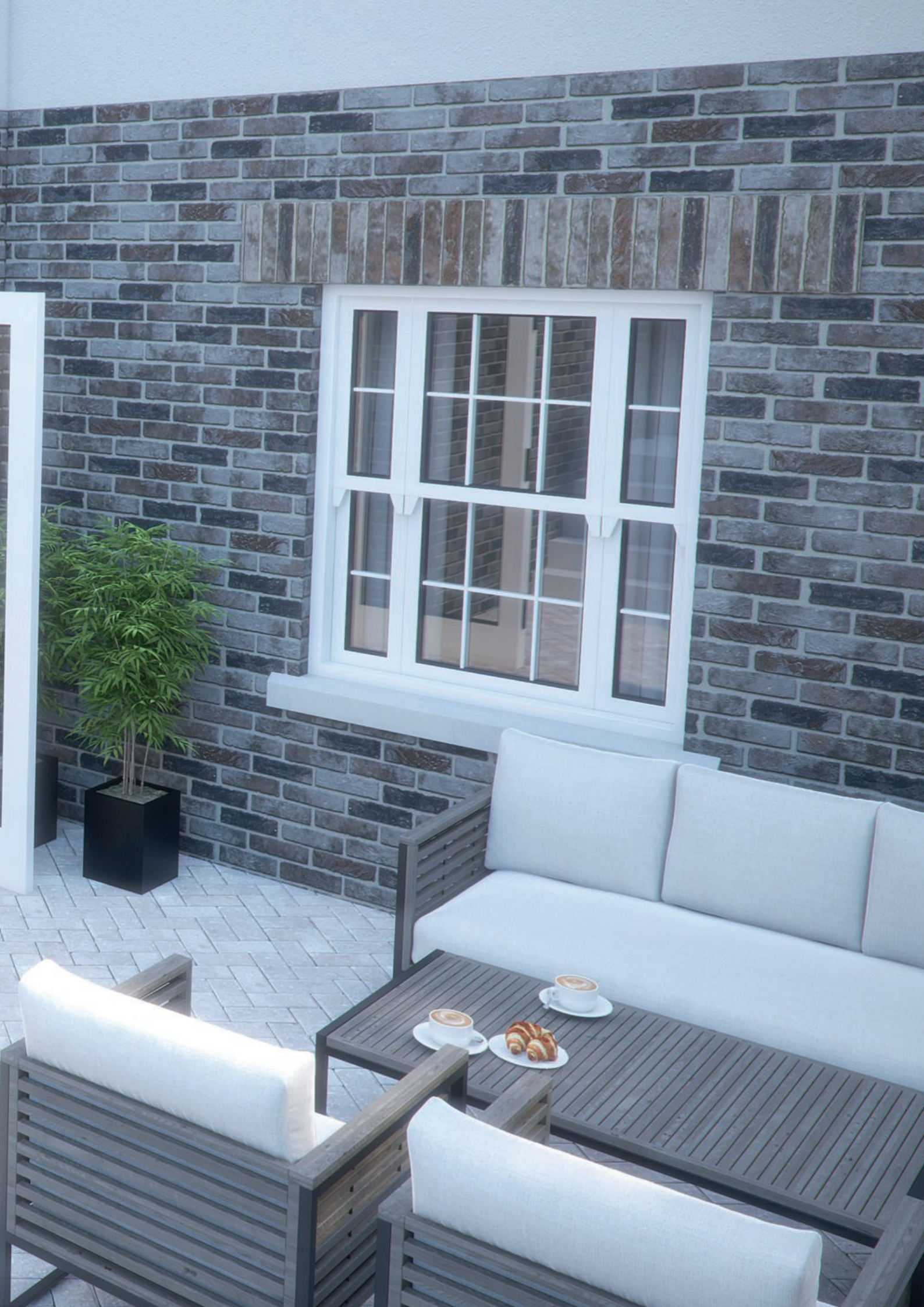
Bedroom 2	14.2.sqm	153sqft
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The Shakespeare upper floor



Bedroom 3	13.7sqm	147sqft
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HISTORY OF BANKING

To celebrate the heritage of the building itself, each of the apartments has been christened with a unique name to reflect the history of banking, so when you own an apartment in The Old Bank you can truly feel that you own a piece of history.

The Treasury

History of The Treasury dates back to the Domesday Book, when it was described as an area within the royal household where the King would store his treasure. This is a description which perfectly encapsulates the essence of this apartment, due to it being the converted vault within The Old Bank.

The Goldsmith

Dating back to the 17th century, Goldsmiths were known as 'keepers of running cash' and would accept gold from the upper class and aristocrats in exchange for a receipt (as well as accepting written instructions to pay back). They were therefore the first elementary examples of 'bankers' within England.

The Elizabeth

Queen Elizabeth II was the first person to be featured on a bank note back in 1960, and this name further embraces the elegant and royal nature of the apartments within The Old Bank.

The Walbrook

The first location of the Bank of England (c.1600s) was situated on this street and helped lay the foundations for all banks across the country, including this beautiful building.

The Montagu

Charles Montagu, 1st Earl of Halifax, is credited for devising the Bank of England in 1694 helping to shape the banking industry of today.

The Bristol

The Bristol Old Bank was the first joint stock bank in the country, formed in 1826. Prior to this the Bank of England had a monopoly of banking within England, however, in this year legislation was changed to allow for private joint stock banks to be permitted, leading to vast growth of this industry.

The Shakespeare

William Shakespeare was the first non-royal historical figure to be featured on a banknote, specifically the £20 note which was circulated from 1970 to 1993. His written word has helped shaped the rhetoric of the English language and it was this that led to the honour of being chosen as the first non-royal to grace a bank note, meaning he is perfectly placed to be the namesake of this stunning unit.

SPECIFICATIONS

Kitchen

- German-made by Häcker with handleless soft-close design and smooth lacquered finish
- Full Bosch appliances, including fridge/freezer, washer/dryer and dishwasher
- Quartz stone worktop and splashback
- Instant boiling hot water taps by ISE

Bathroom and en-suite

- Contemporary curvaceous design
- Glazed ceramic bath-shower, toilet and sink
- Heated chrome towel rail
- Luxury Italian tiles
- Central flush light
- Soft close toilet seats
- Mirror cabinets with motion sensor lighting

Heating, lighting and electrics

- Underfloor heating (units 2 and 4*)
- Combi boiler
- LED energy efficient down lights
- Polished chrome switches and plug sockets

Bedrooms

- Fitted floor to ceiling wardrobes with mirrored doors
- Luxury carpets
- Warm pendant lighting
- Luxury designer radiators
- Dual 2-shade blinds

Living room/ diner

- Luxury easy open bi-fold doors (units 2, 4, 6 and 7)
- Luxury designer radiators
- Dual 2-shade blinds

Flooring

- All bathrooms are tiled
- Flats 2 and 4 tiled throughout
- Wood flooring through flats 3, 5, 6 and 7
- Underfloor heating (units 2 and 4*)

Common areas

- External non-intrusive post boxes by the front door
- Monochrome tiles in the hallway
- Secure bicycle storage at rear
- Recycling bins
- Keyless entry video entry intercom system

External

- Shared garden area
- Shared shed storage
- Balconies with flats 4, 6 and 7
- Private garden courtyard with flat 1

Security and peace of mind

- Fire shield internal doors
- Smoke and heat detectors in all flats
- Security communal door
- External lights
- Five-year developer warranty
- Ten-year structural warranty by ICW

* Units 1: The Goldsmith 4: The Elizabeth 6: The Montagu
 2: The Treasury 5: The Shakespeare 7: The Bristol
 3: The Walbrook



THE OLD BANK

TUNBRIDGE WELLS

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