



A newly refurbished 3 bedroom end of terrace home situated close to the town centre

Queens Road, Tunbridge Wells, Kent, TN4

£1,550 pcm plus fees apply, Unfurnished
Available from 30.10.2020

savills

- 3 bedrooms
- 1 reception room
- Feature bathroom
- Private off road parking
- Courtyard garden

Local Information

Queens Road is conveniently located close to the town centre and mainline train station.

Comprehensive Shopping: Royal Tunbridge Wells offers a wide and varied selection of shopping facilities from Marks & Spencer and Fenwicks to smaller individual speciality shops. At the heart of the town is the large Victoria Place Shopping centre and a short walk away is the historic and picturesque Pantiles and High Street.

Mainline Rail Services: Tunbridge Wells to Charing Cross or Cannon Street - 50/60 minutes. There is also a frequent service to London from the smaller station of High Brooms. www.setrains.co.uk

Primary & State Schools: Most schools within the Tunbridge Wells area are sought after and there are many to choose from. Kent County Council are able to provide comprehensive details for all schools and they can be contacted on - 01622 696565 or via www.kent.gov.uk.

Grammar Schools: Kent County still maintains the Grammar School system for which an 11 Plus entry exam usually has to be passed. Local Grammar Schools include Tunbridge Wells Girls Grammar School, Skinners School and the Judd Grammar School for Boys in Tonbridge. www.kent.gov.uk.

Private Schools: Local private schools include Holmewood House in Langton Green, Rosehill in Royal Tunbridge Wells, Kent College in Pembury and The Schools at Somerhill at Tonbridge. Tonbridge and Sevenoaks Public Schools. www.kent.gov.uk.

Leisure Facilities: Royal Tunbridge Wells is located approximately 30 miles from London and all the attractions the Capital has to offer and 30 miles from the South East Coast and the Channel Tunnel providing easy access to the Continent. There are many local places of historical interest, beautiful countryside walks, sailing and fishing Bewl Water near Lamberhurst. Easy access to public tennis courts and bowling and golf clubs. There are three Victorian public parks

and various sports and leisure centres.

Royal Tunbridge Wells also offers a wide range of restaurants, brasseries, traditional country pubs and wine bars catering for every taste.

Road Links: The M25 can be accessed via the A21, linking to other motorway networks and Gatwick (approximately 40 minutes drive away) and Heathrow Airports (approximately 90 minutes drive away).

About this property

A beautifully presented three bedroom end of terrace house arranged over three floors and benefitting from a small courtyard garden at the rear.

The lower ground floor consists of a large carpeted reception room with sliding doors opening up to a large kitchen/diner and French doors leading onto a patioed, courtyard garden. Off the hallway is a downstairs toilet and stairs leading to the ground floor.

On the ground floor are two large bedrooms, which could also be used as a home office. Up a level to the first floor is the principle bedroom with fitted wardrobes and a large bathroom.

Furnishing

Unfurnished

Local Authority

Tunbridge Wells
Council Tax Band = C

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Tunbridge Wells Lettings Office. Telephone: +44 (0) 1892 507 050.





Queens Road, Tunbridge Wells, Kent, TN4
Gross Internal Area 0 sq ft, m²

Tunbridge Wells Lettings
+44 (0) 1892 507 050



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Approximate Area = 1060 sq ft / 98.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Savills (UK) Limited. REF: 662868

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
Hard copy available on request. . 20201030FRLN

