



A WELL PRESENTED APARTMENT CONVENIENTLY LOCATED FOR TUNBRIDGE WELLS

BEAUMONT COURT, 25 FRANT ROAD, TUNBRIDGE WELLS, KENT, TN2 5GT

Unfurnished, £1,250 pcm + fees and other charges apply.*

Available Now

- Generously proportioned throughout • Convenient location • Two allocated parking spaces • Tunbridge Wells station approx. 0.6 miles
- Popular schools nearby • EPC Rating = C • Council Tax = E



Situation

Beaumont Court is a purpose built development which is conveniently situated for Tunbridge Wells town centre and the mainline station.

Comprehensive Shopping: Tunbridge Wells with the Victoria Place Shopping Centre and the historic Pantiles and High Street offers a wide selection of shopping facilities from Marks & Spencer and Fenwicks to smaller speciality shops.

Mainline Rail Services: Tunbridge Wells to Charing Cross or Cannon Street.
www.southeasternrailways.co.uk

Description

This ideally located apartment, close to the town centre and approximately 0.6 miles from the mainline station, offers well proportioned accommodation on the ground floor of an attractive building.

Consisting of a generous entrance hall with two fitted storage cupboards, the spacious reception room with a bay window to the front, also boasts a gas fireplace

The fully fitted kitchen provides a range of upper and lower shaker style cupboards, a selection of integrated appliances, and space for a family breakfast table.

The master bedroom, also benefitting from a bay window to the front, boasts a bank of sliding door wardrobes and an en suite bathroom. There is a further double bedroom and a well appointed family shower room.

The apartment has access to well maintained communal gardens and secure gated parking for two cars.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



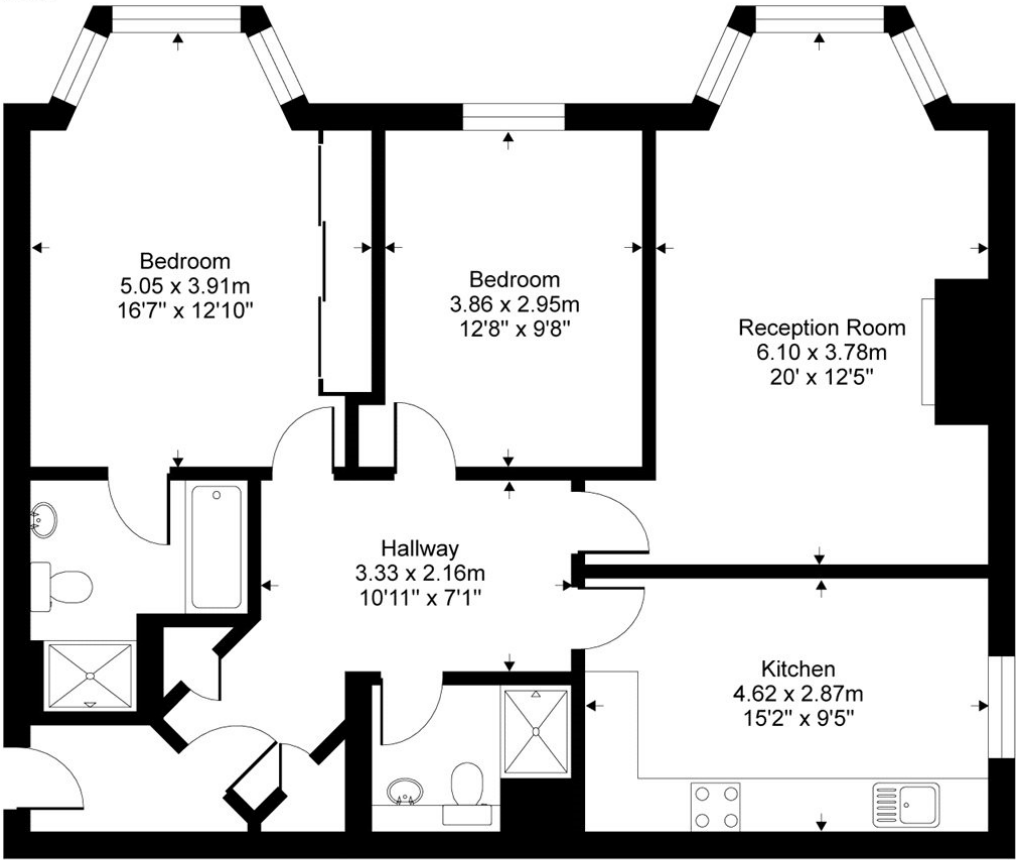
Frant Road, Tunbridge Wells, TN2

Gross internal floor area (approx):

92.7 sq m / 998 sq ft

For Identification only - Not to scale

Niche Communications

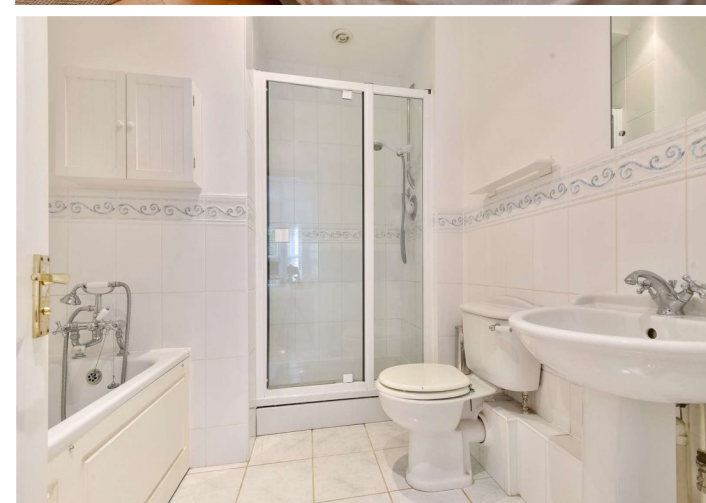


Ground floor

FLOORPLANS

Gross internal area: 998 sq ft, 92.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190813MEHE

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