



## A beautifully presented six bedroom detached Town House

**Kings Avenue, Tunbridge Wells, Kent, TN4**

£3,950 pcm plus fees apply, Unfurnished  
Available from 21.02.2020





Spacious family home • 6 bedrooms • 4 bathrooms • Kitchen/ family room • Reception room/ play room • Study • Utility • Garden • Garage • Exclusive development

### Local Information

Kings Avenue forms part of the Royal Wells Park development within close proximity to both the station and town centre.

### COMPREHENSIVE SHOPPING:

Tunbridge Wells with the Victoria Place Shopping Centre and the historic Pantiles and High Street offers a wide selection of shopping facilities

### MAINLINE RAIL SERVICES:

Tunbridge Wells to Charing Cross or Cannon Street - 50/60 minutes.  
[www.southeasternrailways.co.uk](http://www.southeasternrailways.co.uk)

**SCHOOLS:** Kent provides one of the most sought after education systems in the country and is one of the main reasons for many people choosing to move to Tunbridge Wells.

**LEISURE FACILITIES:** There are many local places of historical Interest, countryside walks. Tunbridge Wells also offers a wide range of restaurants, brasseries and wine bars catering for every taste. The South East Coastal resorts are approximately an hour's drive away as is the Channel Tunnel.

### About this property

Situated on the prestigious Royal Wells Park development, is this detached six bedroom town house tucked away in the western corner of the development with the

benefit of a detached garage and rear garden.

Accommodation consists of:

Garden floor;  
Spacious kitchen/ family room with bi-folding doors opening onto the garden, utility and downstairs cloakroom.

Ground floor;  
Reception room with doors opening onto a balcony, second reception/ playroom, study and cloakroom.

To the First floor;  
Master bedroom suite with dressing room and en suite bathroom, second bedroom (also en suite), further double bedroom. Second floor;  
Three double bedrooms (one with en suite) and family bathroom.

Externally, there is a detached garage and driveway parking. Good size rear garden.

### Furnishing

Unfurnished

### Local Authority

Tunbridge Wells Borough Council

### Energy Performance

EPC Rating = B

### Viewing

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







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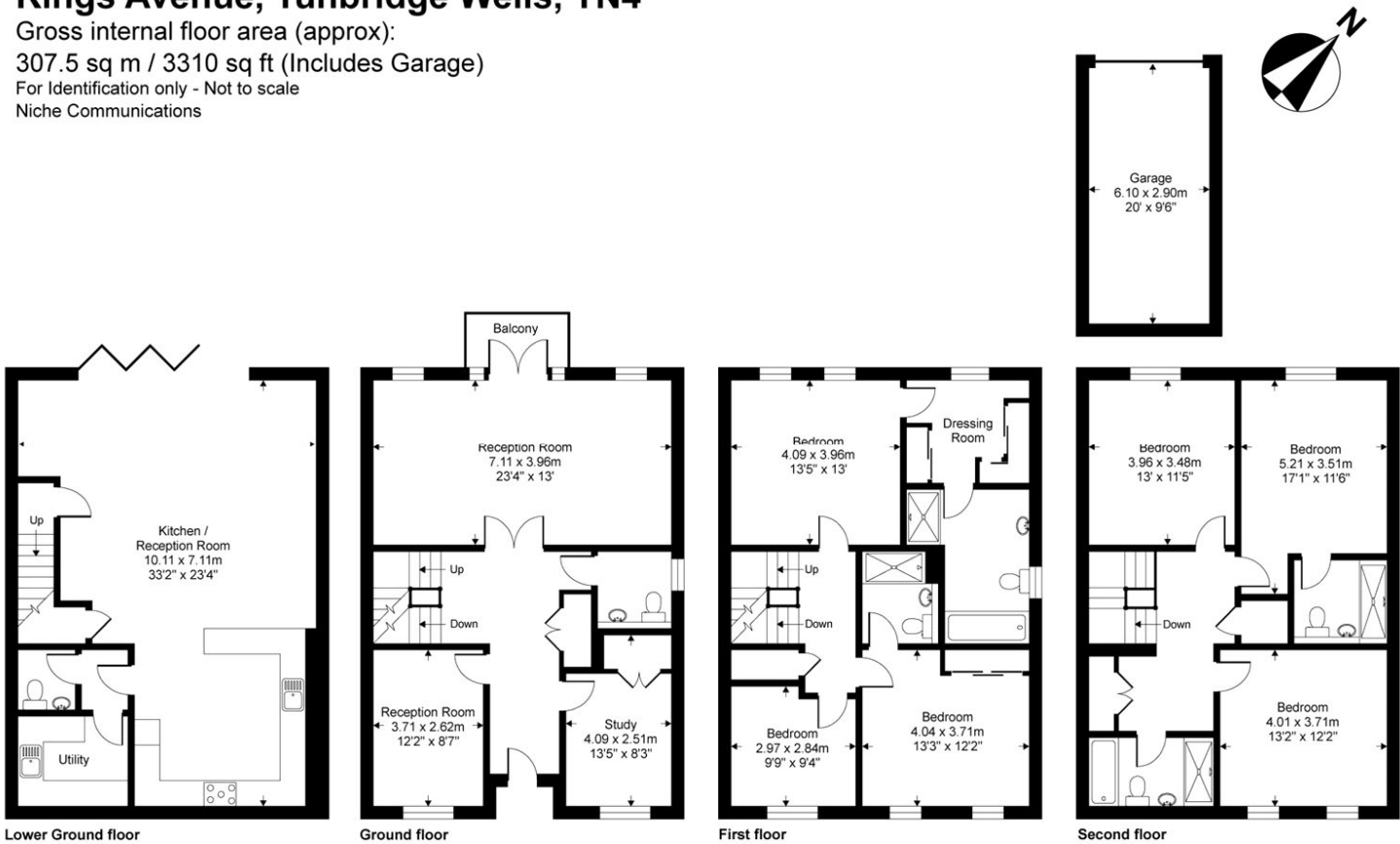
Gross Internal Area 3310 sq ft, 307.5 m<sup>2</sup>

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Gross internal floor area (approx):  
307.5 sq m / 3310 sq ft (Includes Garage)  
For Identification only - Not to scale  
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 to 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. . 20191218AAMW

