



Situated within the prestigious Royal Wells development, is this two bedroom two bathroom ground floor apartment with two underground parking spaces and patio terrace

**Henrietta Place, King Edward Gardens, Tunbridge Wells, TN4**

£1,675 pcm plus fees apply, Unfurnished

Available from 31.07.2022 12 months minimum tenancy

**savills**



• Luxury apartment • Exclusive development • Two bedrooms  
• Two bathrooms • Open plan kitchen/ reception room • Patio terrace • Two underground parking spaces

#### About this property

This ground floor apartment was built by Berkeley Homes within the Royal Wells Park development, and is situated in an ideal location at the top of Tunbridge Wells within close proximity to all amenities Tunbridge Wells has to offer. Ideal for commuters, just 0.6 miles from Tunbridge Wells train station with its frequent services to London in less than an hour, and boasting private patio and two underground parking spaces.

The property is entered through an entrance hall with video entry system and wooden flooring.

The open plan kitchen/ reception room is light and bright with an octagonal shaped reception room, again with wooden flooring throughout and doors from the kitchen leading onto a small patio terrace. The kitchen houses Siemens appliances, including double oven and dishwasher, topped with silestone quartz worktops. An integrated fridge/freezer and a Siemens induction hob are also included.

The two bedrooms are neutrally decorated with the added benefit of having fitted mirrored sliding wardrobes. The en suite shower room is of a high specification with a large mirror. There is also a family bathroom.

There are two allocated car parking spaces in the secure underground car park.

Please note, photographs were taken more than a year ago.

#### Furnishing

Unfurnished

#### Additional Fees

Deposit: £1,932.69 (5 weeks rent)

Holding Deposit: £386.54 (1 weeks rent)

#### Local Authority

Tunbridge Wells

#### Council Tax

Band = D

#### 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.





## Local Information

The property is located at the top part of Tunbridge Wells, accessible to both the main town and train station, with direct train links to London. For those who enjoy a country walk, the nearby Commons provide walking routes around this High Weald Area of Outstanding Natural Beauty, including the Town's old racecourse which dates back to 1738.

Comprehensive shopping: Tunbridge Wells with the historic Pantiles and High Street offers a wide selection of shopping facilities with high street brands to smaller specialty shops.

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. Places for many of the schools are in demand. Kent County Council still maintains the Grammar School system for which an 11 Plus entry exam must be taken. There is a broad mix of State, Public, Nursery and Preparatory schools within the area. Further details can be obtained from Kent County Council on 01622 696565 or via [www.kent.gov.uk](http://www.kent.gov.uk)

Leisure facilities: There are many local places of historical interest, countryside walks, golf at the Nevill Golf Club, sailing and fishing at Bayham Abbey and Bewl Water near Lamberhurst. Easy access to public tennis courts and bowling club in Calverley Grounds. The Nevill LTC and the St John's sport centre. 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 hours drive away as is the Channel Tunnel.

Mainline rail services: Tunbridge Wells mainline rail station provides services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street.

Communications: The A26 runs through Tunbridge Wells, linking to the A21 just north of the town. The A21 in turn connects to the London M25 orbital and thereby the national motorway network, Gatwick and Heathrow Airports.



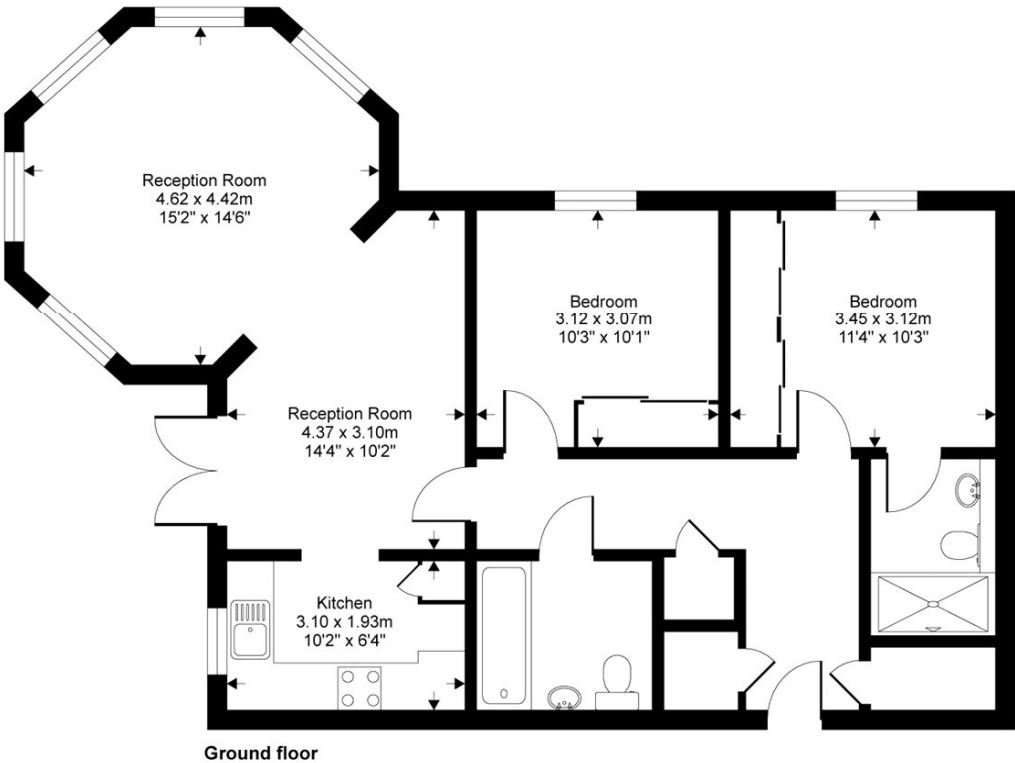
Henrietta Place, King Edward Gardens, Tunbridge Wells, TN4  
Gross Internal Area 848 sq ft, 78.8 m²

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Henrietta Place, King Edward Gardens, Tunbridge Wells, TN4

Gross internal floor area (approx):  
78.7 sq m / 848 sq ft  
For Identification only - Not to scale  
Niche Communications



Ground floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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 please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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