



2 BEDROOM PENTHOUSE APARTMENT SITUATED WITHIN THIS GRADE II MANOR

BRUCE MANOR CLOSE, WADHURST, TN5 6FH

Unfurnished, £2,500 pcm + fees and other charges apply.*

Available Now

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- 2 Bedroom penthouse apartment • 2 Bathrooms
- Master bedroom with dressing room • 2 en suites
- Stunning views from balcony • Off street Parking
- Use of communal gardens • EPC Rating = E • Council Tax = F

Situation

Wadhurst Place is situated south of Tunbridge Wells within East Sussex. The development is conveniently located approximately a mile from Wadhurst village. The village is served by the South East train line that links through Tunbridge Wells/ Tonbridge to Charing Cross and Canon Street in approximately 1 hour. This makes the village very popular with commuters.

The development has wonderful communal gardens with views to the South towards Etchingham.

Description

The Astor, situated within this Grade II listed Manor House on the top floor enjoying exceptional non interrupted views into the valley. The apartment is finished to a high specification throughout and comprises of:

Open plan living/dining room leading out onto a private balcony, fully fitted kitchen with integrated appliances, master bedroom featuring a dressing room and ensuite bathroom with free standing bath. Bedroom two also features an ensuite shower room and there is a separate WC located in the hallway.

The apartment has the added feature of a large storage area that may be used as a wine cellar which is accessed via a beautiful staircase.

Externally, there are two private car parking spaces and use of the communal grounds

Energy Performance

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



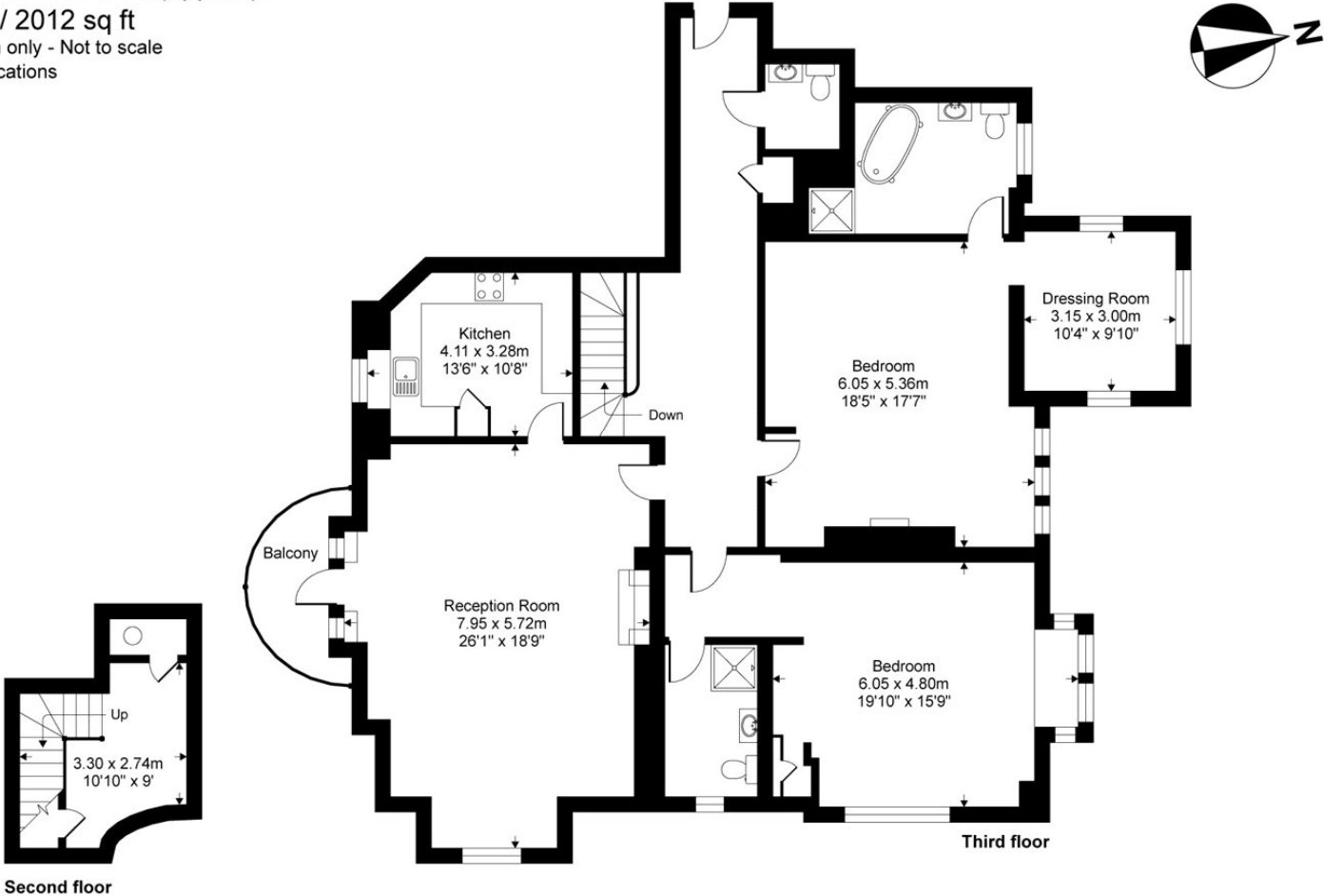
Wadhurst Place, Mayfield Lane, Wadhurst, TN5

Gross internal floor area (approx):

186.9 sq m / 2012 sq ft

For Identification only - Not to scale

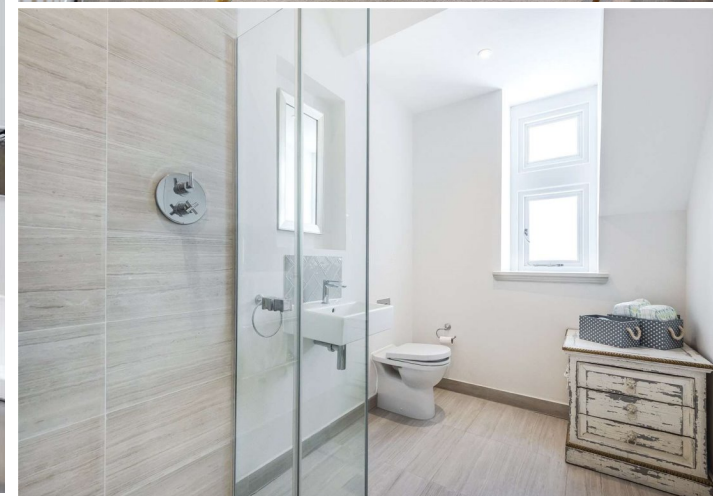
Niche Communications



FLOORPLANS

Gross internal area: 2012 sq ft, 186.9 m²

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	51	51
(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. 20190606AAMW

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Tunbridge Wells Lettings

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