



# Exceptional apartment within Grade II Manor House

**Bruce Manor Close, Wadhurst, TN5**

£2,000 pcm plus fees apply, Unfurnished  
Available from 25.10.2019





2 bedroom penthouse apartment • Master bedroom with dressing room • 2 en suites • Stunning views from balcony • Wine cellar • Off street Parking • Use of communal gardens

### Local Information

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.

### About this property

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 wine cellar or storage

area which is accessed via a beautiful staircase.

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

### Furnishing

Unfurnished

### Local Authority

Wealden District Council

### Energy Performance

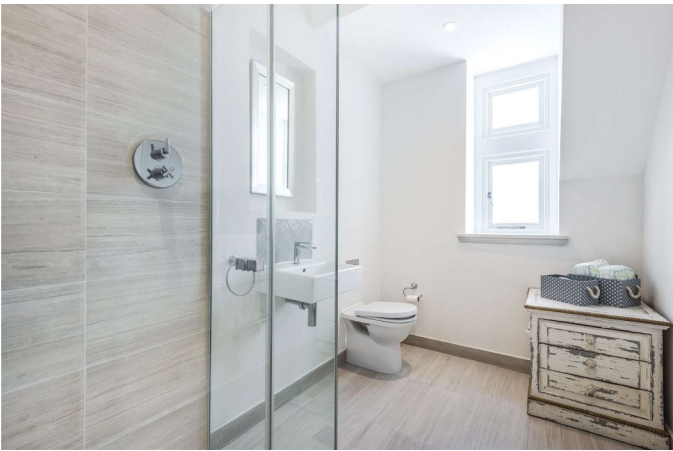
EPC Rating = E

### Viewing

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







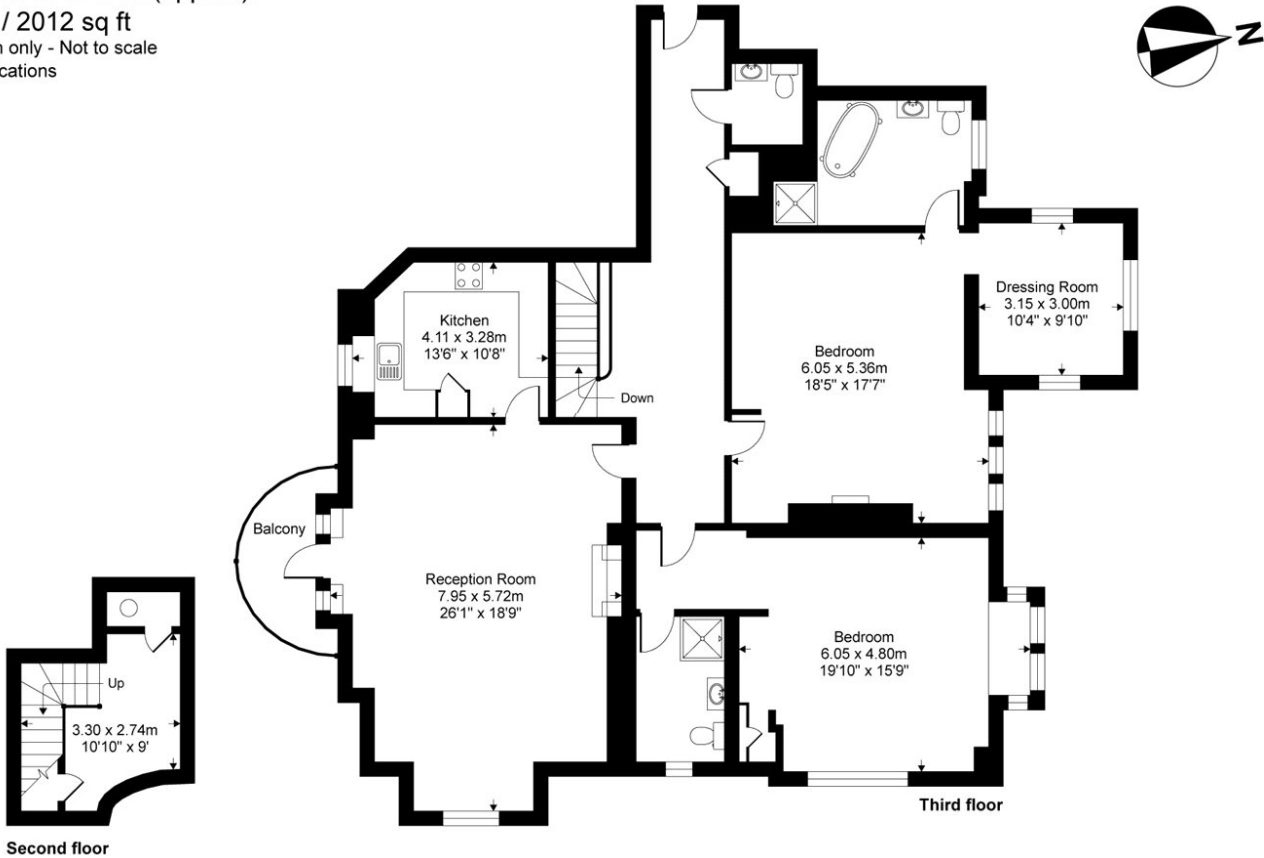
Bruce Manor Close, Wadhurst, TN5  
Gross Internal Area 2012 sq ft, 186.9 m²

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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



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 EU Directive 2002/91/EC		

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