



A charming mews house within Castle House in the centre of Royal Tunbridge Wells

Castle House, 27 London Road, Tunbridge Wells, Kent, TN1

£1,950 pcm plus fees may apply, Unfurnished

Available from 09.12.2022 12 months minimum tenancy



• Mews house • Town centre location • Close to Pantiles area and mainline station • 2 bathrooms • Off street parking for one car

Local Information

Situated in the heart of Royal Tunbridge Wells, Castle House benefits from a truly enviable location, situated just 0.2 miles from both the train station and the Pantiles, which is home to striking architecture, a large selection of bars, restaurants and shops and close to the historical High St.

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

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 is 0.3 miles away with services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street. Journey times of just under 1 hour.

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.

About this property

This charming two bedroom, two bathroom mews house is perfectly positioned for commuters and is just 0.2 miles away from the historic old High Street and Pantiles.

The ground floor opens up to a modern fitted kitchen with integrated appliances including fridge/freezer, washer/dryer, dishwasher and induction hob/over with extractor. Off the hallway is a guest toilet leading onto a large, carpeted reception room.

First floor comprises of two large bedrooms (both of which are en suite) and generous fitted wardrobes.

Externally there is an off street parking space within a gated development.

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

Furnishing

Unfurnished

Additional Payments

Deposit payable: £2,250.00 (5 weeks rent)

Holding Deposit: £450.00 (1 weeks rent)

Minimum Term: 12 months

Rent must be paid monthly in advance.

Local Authority

Tunbridge Wells

Council Tax

Band = D

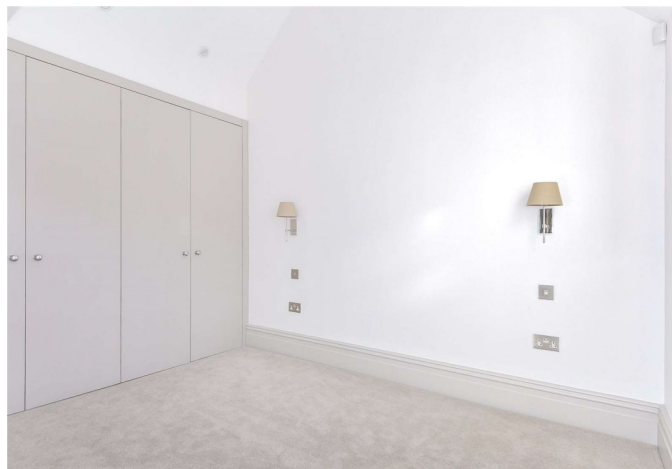
Energy Performance

EPC Rating = C

Viewing

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





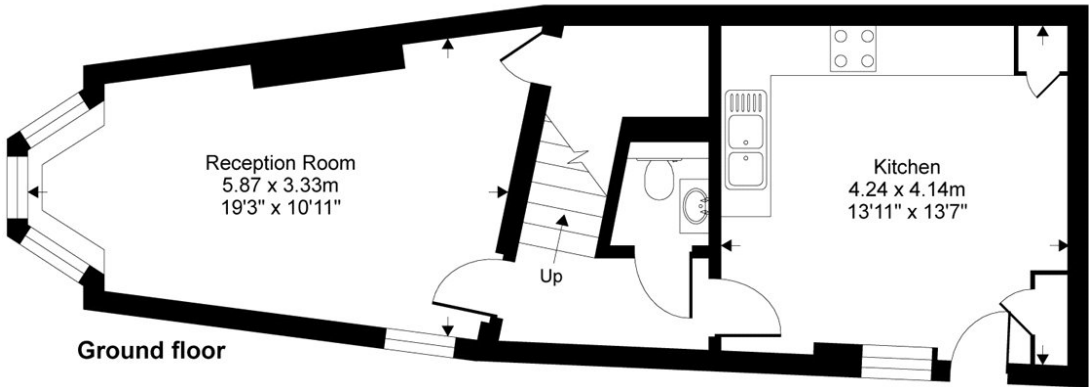
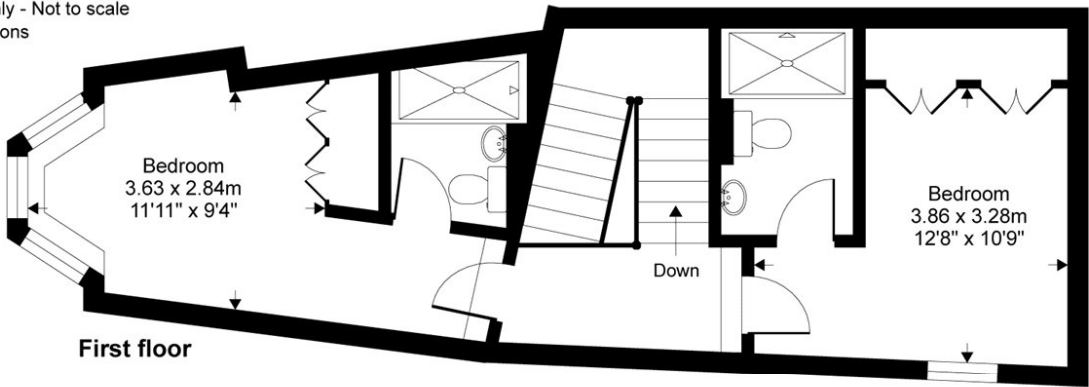
London Road, Tunbridge Wells, Kent, TN1
Gross Internal Area 936 sq ft, 87 m²

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London Road, Tunbridge Wells, TN1

Gross internal floor area (approx):
88.6 sq m / 954 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	76	76
(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. Hard copy available on request. . 20221111FRLN

