



## 2 BEDROOM APARTMENT LOCATED IN THE MANOR HOUSE AT WADHURST PLACE

BRUCE MANOR CLOSE, WADHURST, TN5 6FH

**Unfurnished, £1,200 pcm** + fees and other charges apply.\*

**Available from 27/07/2019**



- 2 Bedrooms • Bathrooms • Stunning views •
- Grade II listed manor house • Open plan
- kitchen/dining/sitting room • Communal gardens •
- Two residents parking spaces • EPC Rating = E •
- Council Tax = D

### 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 Waring is located on the upper floor offering stunning views. Accommodation consists of an open plan kitchen/ reception/ dining room, two bedrooms and a family bathroom.

Externally, there are beautiful communal grounds and this apartment comes with two residents parking spaces.

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.





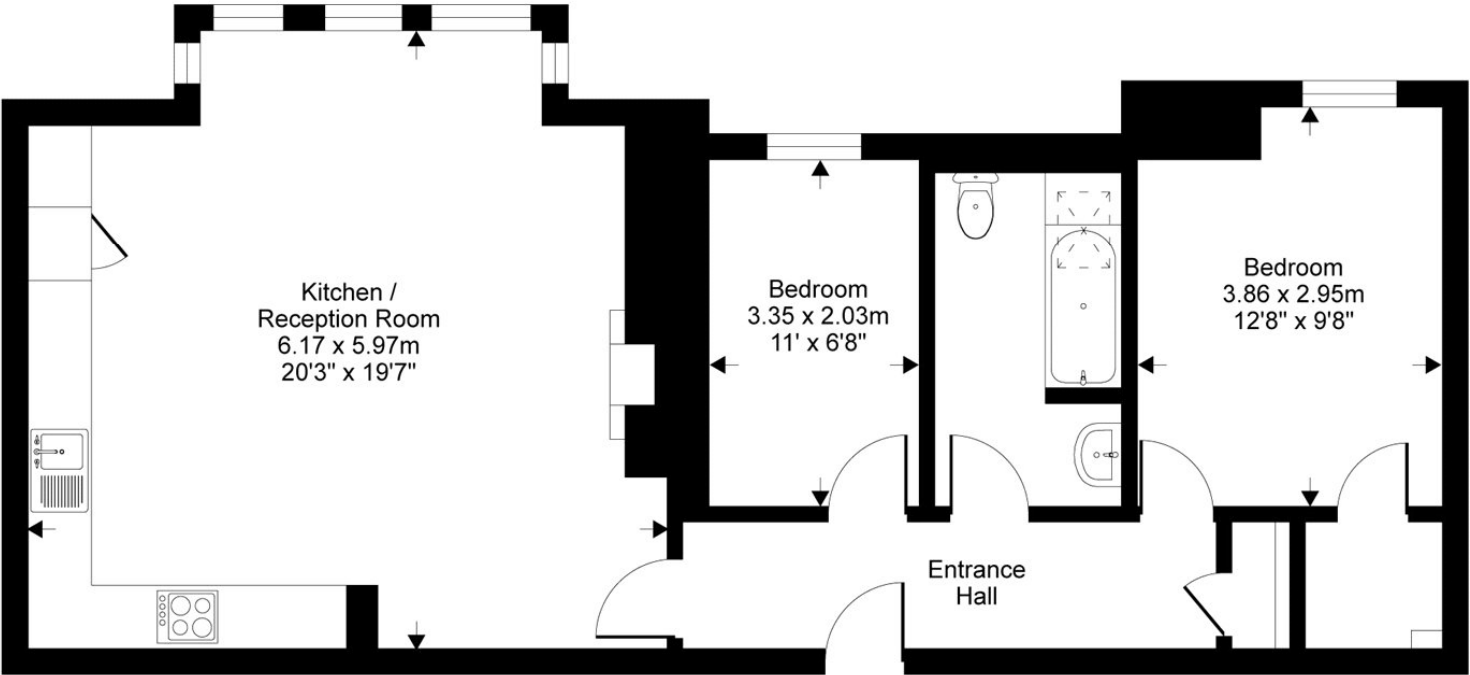
# Wadhurst Place, TN5

Gross internal floor area (approx):

70.3 sq m / 757 sq ft

For Identification only - Not to scale

Niche Communications

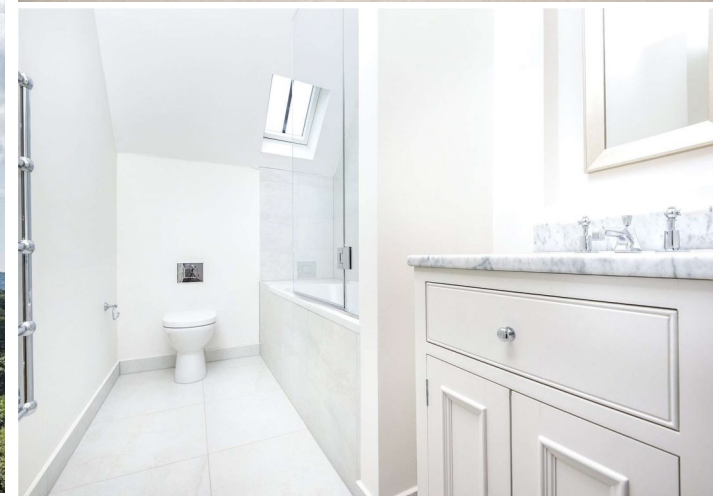


Third floor

## FLOORPLANS

Gross internal area: 757 sq ft, 70.3 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	43
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. 20190530JDCA

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## Tunbridge Wells Lettings

Jade Kent  
[jade.kent@savills.com](mailto:jade.kent@savills.com)  
**+44 (0)1892 507 056**

**savills.co.uk**