



## A BRAND NEW ONE BEDROOM APARTMENT IN AN EXCLUSIVE DEVELOPMENT

EMERALD HOUSE  
SOVEREIGN PLACE, TUNBRIDGE WELLS, KENT, TN4 8FL

**Unfurnished, £1,050 pcm** + fees and other charges apply.\*

**Available Now**





# A BRAND NEW 1 BEDROOM APARTMENT IN AN EXCLUSIVE DEVELOPMENT

• Brand new apartment • Open plan kitchen/reception • Exclusive development • Parking • Secure entrance • Beautifully presented • Close to town centre • EPC Rating = B • Council Tax = C

## Situation

Emerald House forms part of the Royal Wells Park development within close proximity to both the station and town centre with parking for one car and a secure entry phone system into the building.

## Description

Situated within the popular Royal wells development, this beautifully finished, ground floor, 1 bedroom apartment offers luxury living in a popular location.

The hallway has a useful storage cupboard, the light and bright open plan living/kitchen room has French doors leading out to a balcony. The kitchen has contemporary floor and wall units and integrated Siemens appliances and the bathroom is fitted with stylish Villeroy and Boch sanitary ware. There is a bespoke fitted wardrobe in the generous double bedroom.

Externally there is a walled patio/garden area perfect for alfresco dining.

## Energy Performance

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

## Viewing

Strictly by appointment with Savills.



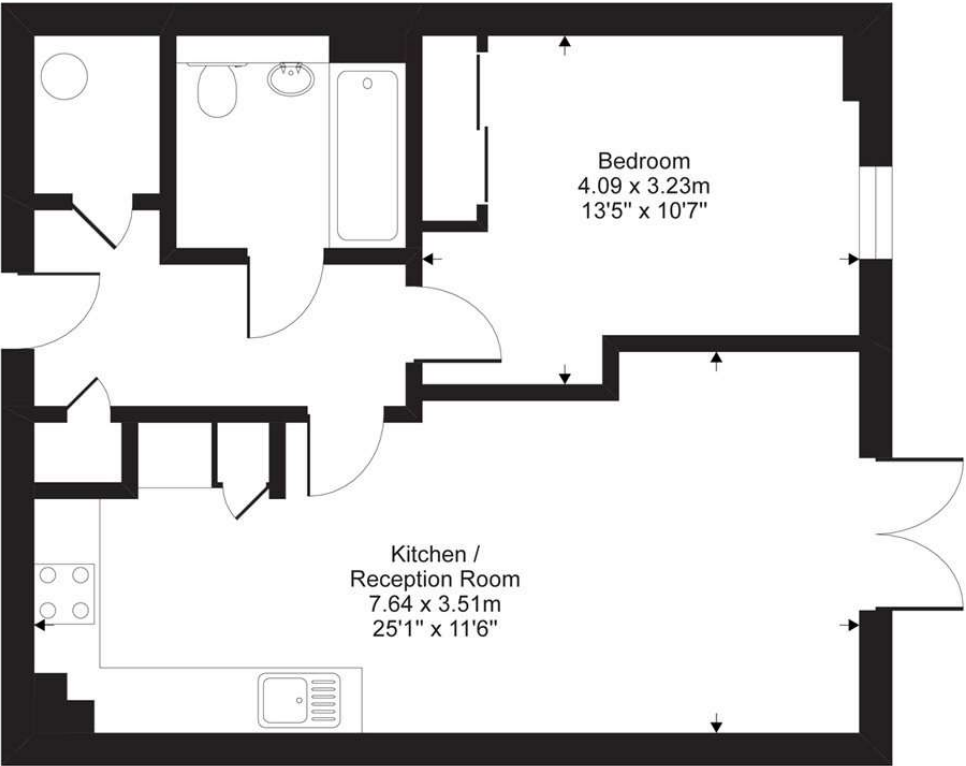
# Sovereign Place, Tunbridge Wells, TN4

Gross internal floor area (approx):

49.8 sq m / 536 sq ft

For Identification only - Not to scale

Niche Communications

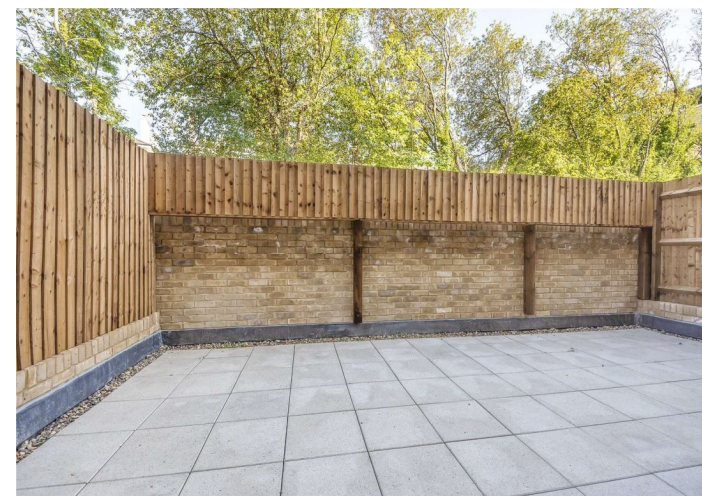


First floor

## FLOORPLANS

Gross internal area: 536 sq ft, 49.8 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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. 20190829AAMW

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**Tunbridge Wells Lettings**  
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