



2 bedroom, 2 bathroom apartment within the popular Royal Wells Park development.

Emerald House, 15 Sovereign Place, Tunbridge Wells, Kent, TN4

£1,750 pcm plus fees apply, Unfurnished
Available from 15.07.2022



- Central location
- 2 bedrooms (en suite to principal)
- Spacious kitchen/ reception room
- Balcony with views
- Allocated parking

Local Information

The property is located at the top of Tunbridge Wells, accessible to both the main town and train station, with direct train links to London. For those who enjoy a country walk, the nearby Commons provide walking routes around this High Weald Area of Outstanding Natural Beauty, including the Town's old racecourse which dates back to 1738.

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 provides services

to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street.

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

Situated within the popular Royal Wells Park development, is this beautifully finished 2 bedroom apartment offering luxury living in a central location.

Accommodation comprises of spacious open plan kitchen/ reception room leading out on to a balcony with great views, two double bedrooms (en suite shower room to principal) and family bathroom.

There is under croft parking for 1 car and a secure entry phone system into the building.

Please note, photographs were taken more than 1 year ago.

Furnishing

Unfurnished

Local Authority

Tunbridge Wells
Council Tax Band = D

Energy Performance

EPC Rating = B

Viewing

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





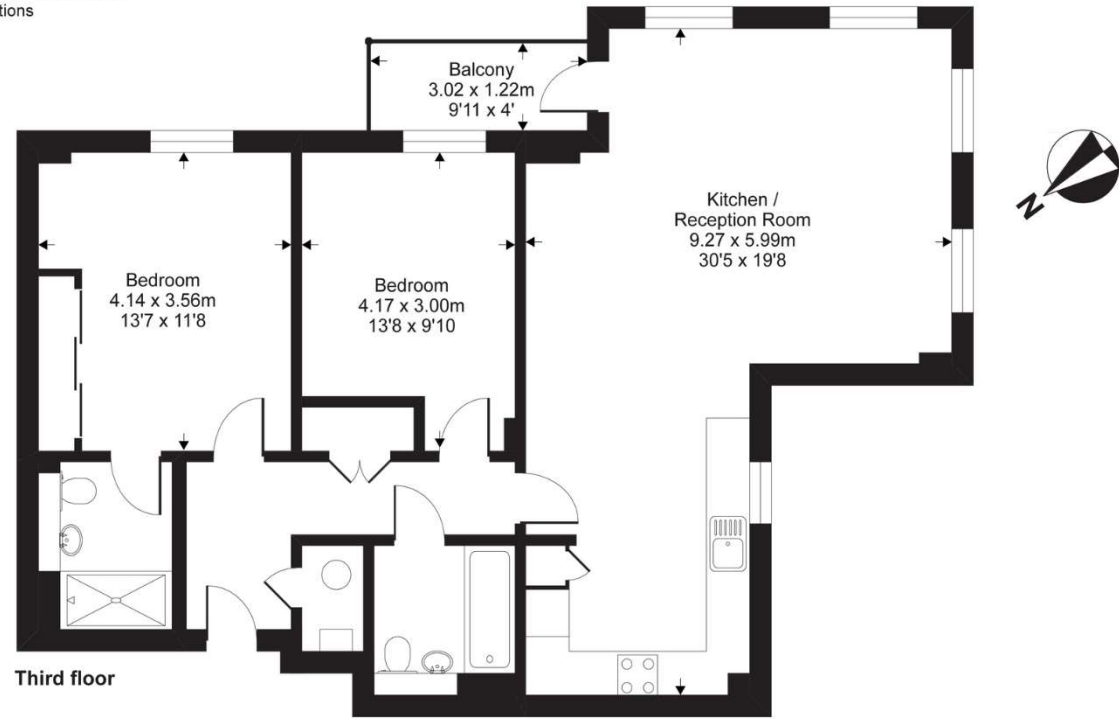
Emerald House, 15 Sovereign Place, Tunbridge Wells, Kent, TN4
Gross Internal Area 952 sq ft, 88.4 m²



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Apartment 18, Emerald House, 15 Sovereign Place, Tunbridge Wells, TN4

Gross internal floor area (approx):
88.4 sq m / 952 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	83	83
(69-80) C		
(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. . 20220516FRLN

