



Contemporary 2 bedroom apartment within the centre of Tunbridge Wells

Calverley House, 55 Calverley Road, Tunbridge Wells, Kent, TN1

£1,100 pcm plus fees apply, Unfurnished
Available from 29.10.2021



- Central location
- Contemporary apartment
- New build
- 0.4 miles from the station
- Ideally located for use of local parks

Local Information

Calverley House is located in the centre of Tunbridge Wells, just 0.4 miles from Tunbridge Wells mainline station and 0.8 miles from the historical Pantiles with a range of boutique restaurants and cafes situated along a Georgian promenade.

COMPREHENSIVE SHOPPING: Royal Tunbridge Wells with the the historic Pantiles and High Street offers a wide selection of shopping facilities from Marks & Spencer and Fenwicks to smaller speciality shops.

MAINLINE RAIL SERVICES: Tunbridge Wells to Charing Cross or Cannon Street - 50/60 minutes. www.setrains.co.uk

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 sports 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. Road Links: The M25 can be accessed via the A21, linking to other motorway networks and Gatwick and Heathrow Airports.

About this property

Calverley House is located in the centre of Tunbridge Wells and is an exclusive

collection of apartments situated within a courtyard development. Each apartment is contemporary, spacious and individually finished to a high standard.

This two bedroom apartment has high-quality, durable laminate flooring throughout, besides the bedrooms which are carpeted.

The modern kitchen consists of low profile contemporary worktops, stainless steel handles and sink, as well integrated fridge freezer, oven and hob, washing machine and dishwasher.

The bathroom has luxury sanitary ware, bath with handheld shower head, sink with single mixer tap and a white high gloss vanity unit.

Externally there is secure bicycle parking as well as a secure door entry system.

Please note, the photos are representative and are not an exact representation of the apartment available.

Furnishing

Unfurnished

Local Authority

Tunbridge Wells Borough Council
Council Tax Band = Council Tax

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.

The owner of the property is Calverley House Limited (in Administration). The affairs, business and property of the company are being managed by the Joint Administrators, acting as agents of the Company without any personal liability.



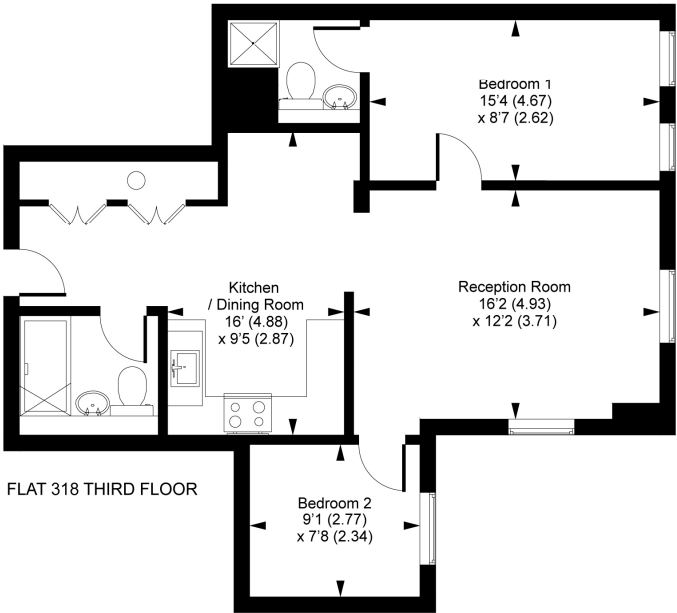



Calverley House, 55 Calverley Road, Tunbridge Wells, Kent, TN1
Gross Internal Area 728 sq ft, 67.6 m²

Faith Lewis
Tunbridge Wells Lettings
+44 (0) 1892 507 050
faith.lewis@savills.com

 |  savills | savills.co.uk

Approximate Gross Internal Area
67.6 sq m / 728 sq ft
For identification only. Not to scale
www.ashsands.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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 	

Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. 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 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. . 20211013FRLN

