



# Contemporary 2 bedroom mews house in a new development at the edge of The Pantiles

**The Mews, Linden Close, Tunbridge Wells, Kent, TN4**

£2,450 pcm plus fees apply, Unfurnished  
Available from 22.03.2022





- Contemporary new build
- Concierge Service
- Open plan kitchen/reception/diner
- Close to the Pantiles
- Private patio

#### Local Information

1887 is set at the Southern edge of the historical Pantiles and is conveniently located 0.5 miles from Tunbridge Wells train station. The bustling Pantiles is at the heart of the Tunbridge Wells community with its lively social scene. Hosting events such as Local and Live, Jazz on the pantiles, farmers markets and various festivals. There are also a number of boutique shops, restaurants and café's to peruse at your leisure. 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](http://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

This contemporary, modern mews house is conveniently set to the South of the Pantiles, ideal for commuters, just 0.5 miles from Tunbridge Wells train station with its frequent services to London in less than an hour. The building comprises a resident's reception area with night and day concierge, private courtyard gardens as well as a community gallery and events space.

Set across two floors, this mews house offers contemporary town living on the edge of The Pantiles, whilst still maintaining its privacy. Featuring a modern, open plan kitchen/living/reception area with floor to ceiling windows providing plenty of natural light, and opening on to a private terrace. The German kitchen is fully fitted with stone worktop, integrated single oven, and induction hob. There is also a separate WC and 2 storage cupboards to this floor.

Both bedrooms are located on the first floor and are large doubles with fitted wardrobes, Juliette balconies and one with en suite. The bathrooms contain white wall-mounted basins with polished chrome taps, concealed cistern WC, heated chrome towel rails, thermostatically controlled shower units, and one with a bath. There is further storage on the landing.

Residents parking is available in the underground car park. The complex also contains secure entry with lift access and a bike rack.

#### 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.



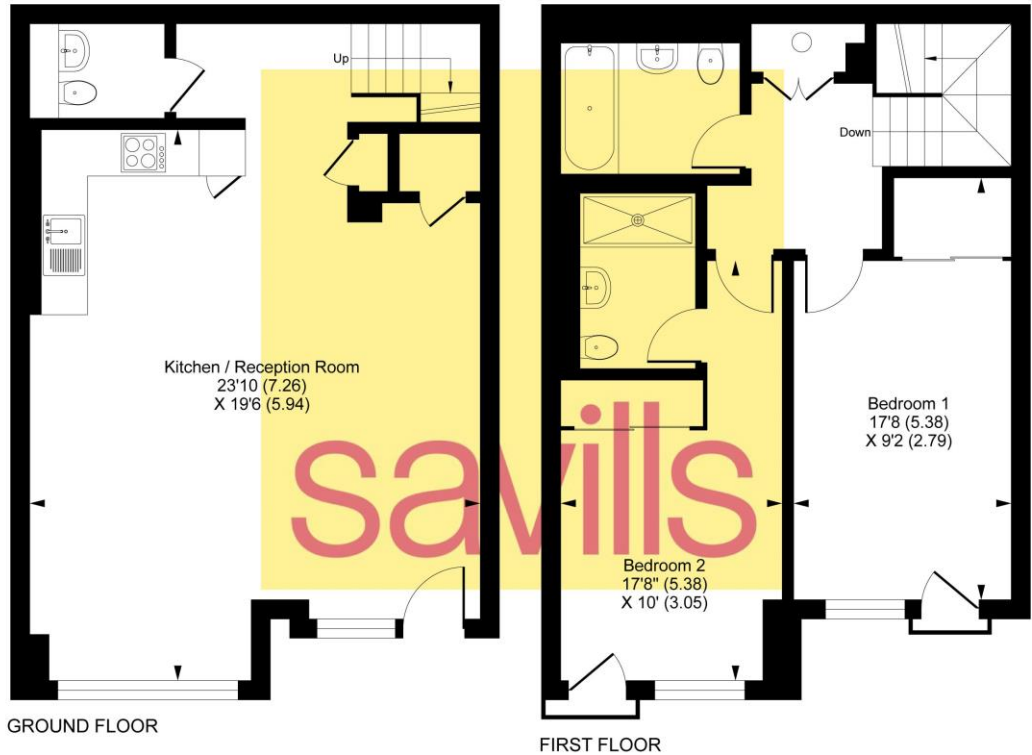


The Mews, Linden Close, Tunbridge Wells, Kent, TN4  
Gross Internal Area 1045 sq ft, 97.1 m²

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Approximate Gross Internal Area  
97 sq m / 1045 sq ft  
For identification only. Not to scale  
www.ashsands.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92-)		
A		
(81-91)		
B		
(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.  
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