



Contemporary 2 bedroom apartment in a new development at the edge of The Pantiles

The Potteries, Linden Park Road, Tunbridge Wells, Kent, TN2

£2,300 pcm plus fees apply, Unfurnished

Available from ASAP 12 months minimum tenancy



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

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, all of which you can enjoy from your balcony. 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 Common is a short 0.6 miles away with links to walks taking you around the High Weald Area of Outstanding Natural Beauty, or a short stroll around the previously used historic racecourse dating back to 1738.

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

PRIMARY & STATE SCHOOLS: Various schools in Tunbridge Wells including Claremont, St Johns & St James.

GRAMMAR SCHOOLS: Tunbridge Wells Girls Grammar School, the Skinners School for Boys, and Tunbridge Wells Grammar School for Boys.

PRIVATE SCHOOLS: Holmewood House, Rosehill, Kent College and The Schools at Somerhill. Tonbridge and Sevenoaks Public Schools. www.apps.kent.gov.uk/e&l/schools_list

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

This contemporary, modern new build 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 taking 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.

This apartment features a modern, open plan kitchen/living/reception area with floor to ceiling windows providing plenty of natural light, and opening on to private balcony. The German kitchen is fully fitted with stone worktop, integrated single oven, combination oven/microwave and induction hob.

Both bedrooms are large doubles with fitted wardrobes, one with en suite and private balcony, the other with a Juliette balcony and access to a separate bathroom. The bathrooms contain white wall-mounted basins with polished chrome taps, thermostatically controlled shower units, concealed cistern WC and heated chrome towel rails. The hallway consists of a storage cupboard and the separate bathroom.

Residents parking is available in the underground car park, which features an electric car charger. The complex also contains secure entry with lift access and a bike rack.

Furnishing

Unfurnished

Additional Fees

Deposit: £2,653.85 (5 weeks rent)

Holding Deposit: £530.78 (1 weeks rent)

Local Authority

Tunbridge Wells

Council Tax

Band = New build – council tax band/property rates to be determined

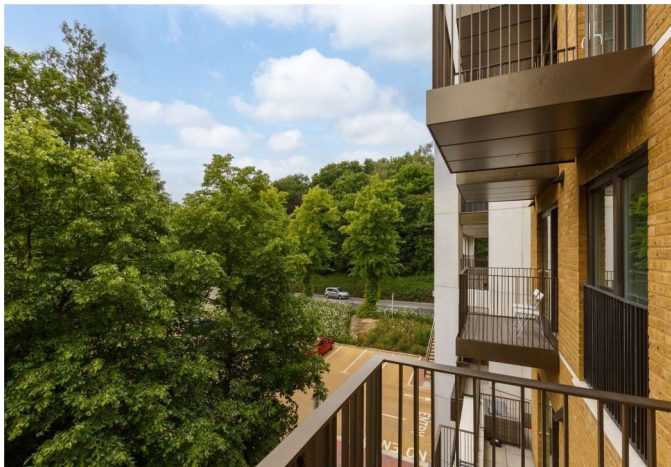
Energy Performance

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.



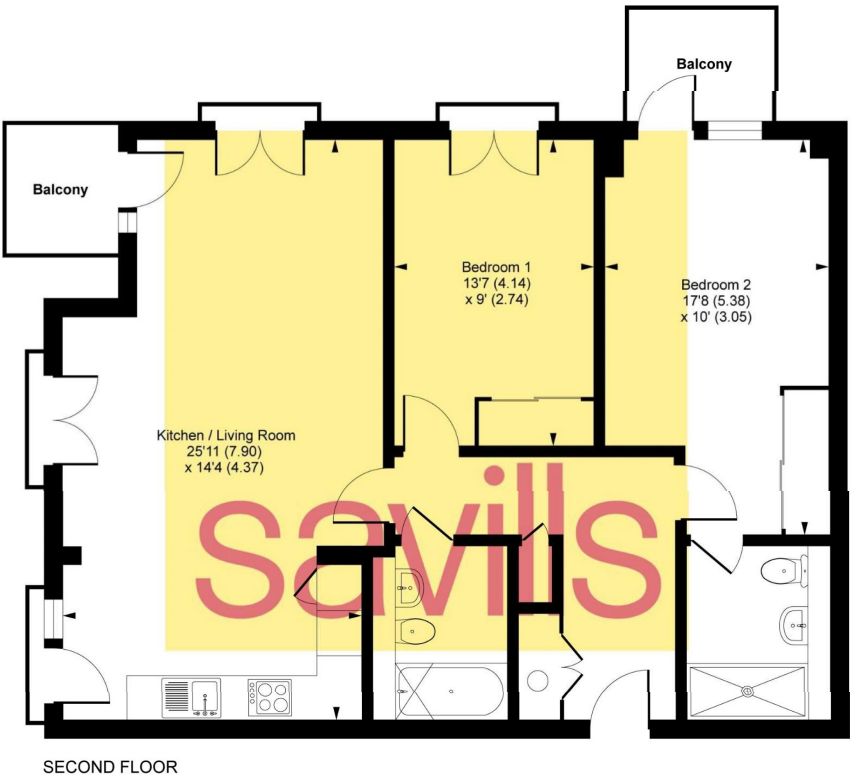


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Gross Internal Area 861 sq ft, 80 m²

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Approximate Gross Internal Area
80 sq m / 861 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	85	85
(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. . 20220531FRLN

