



A stylish, third floor, three bedroom apartment

The Garden Rooms, Linden Park Road, Tunbridge Wells, Kent, TN2

Guide Price £585,000 Leasehold (Lease Expiry August 3020)





A sizeable and stylish third floor apartment in this unique landmark development at the edge of the Pantiles • Open plan kitchen/diner/sitting room and private balcony • Principal bedroom with en suite bathroom • Further two double bedrooms with an en suite shower room • Allocated parking space in secure underground car park

Local Information

The historic Pantiles is known for its charming Georgian colonnade, the Corn Exchange and Chealybeate spring with a delightful variety of independent shops, art galleries, boutiques, cafés, restaurants and pubs, the summer Jazz festivals and regular food and craft markets, all of which you can enjoy from the view of your balcony. The nearby, bustling High Street is linked by the delightful Chapel Place walkway with the mainline station just a little further on.

The Pantiles is very well placed for the neighbouring open spaces of the Common with its network of footpaths, Calverley Park is also within convenient reach and there are both cricket and tennis facilities at the Nevill grounds, off nearby Warwick Park with the renowned Nevill Golf Club about 1.7 miles.

The High Street offers a wonderful choice of further independent clothing boutiques and retailers, jewellers, cafés such as Fine Grind, Juliets and Arte Bianca, a GAIL's' bakery and restaurants including The Ivy Royal Tunbridge Wells and The Warren.

The mainline station serving London Charing Cross (via London Bridge and Waterloo East) and Cannon Street is about 0.4 miles by foot; the Centaur Commuter Coach also stops near the station.

Schools: Extensive choice of primary and secondary schools in Tunbridge Wells including Claremont Primary school, St. James primary. Tunbridge Wells Girls Grammar School, the Skinners School for Boys, and Tunbridge Wells Grammar School for Boys. Preparatory schools include Holmewood House, Rosehill, The Mead Kent College and The Schools at Somerhill. Tonbridge and Sevenoaks Public Schools.



About this property

The Garden Rooms is an exceptional development at the southern gateway to The Pantiles in Royal Tunbridge Wells.

This beautiful eco-building with external living green walls, an exceptional penthouse and eight individual apartments. Award-winning local architects HMY, have designed a contemporary building befitting the site's importance. The building's height and scale respond to its location, marking a transition between the 'Arcadian' scale of villas on one side and the larger town buildings to the other. Local developers, Regenerate. Land have produced an iconic building in a landmark location.

No.5, is located on the third floor of the development. The apartment features a light, spacious open plan kitchen/dining living area with vinyl flooring throughout and sliding doors opening onto a private balcony with attractive outlook over Linden Park Road. The stylish, fully equipped kitchen has range of integrated appliances including a single electric oven, induction hob, fridge-freezer, dishwasher and washing machine.

Three double bedrooms; the principal bedroom provides fitted wardrobes, an en suite bathroom. The second and third bedrooms also provide fitted wardrobes.

An allocated, residents' parking space is available in the underground car park with state of the art number plate recognition. The complex also contains secure entry with lift access and a bike rack.

Services: Mains electricity, water, drainage and gas central heating.

Service charge: Approximately £2570 PA Ground Rent £250 PA

Local Authority - Tunbridge Wells Borough Council - Tax Band E.

Tenure

Leasehold (Lease Expiry August 3020)

Local Authority

Tunbridge Wells Borough Council

Council Tax

Band = E

Service Charge

£2570 per annum Ground Rent £250 PA

Viewing

Strictly by appointment with Savills. 01892 507000



The Garden Rooms, Linden Park Road, Tunbridge Wells, Kent, TN2

Gross Internal Area 992 sq ft, 92.2 m²



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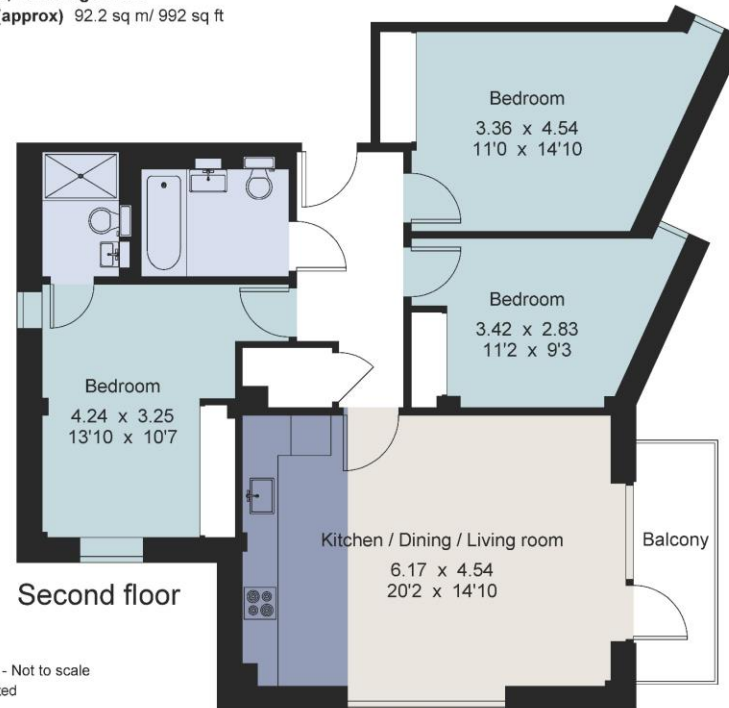
Mike Churchill

Tunbridge Wells

+44 (0) 1892 507 000

michael.churchill@savills.com

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Gross internal area (approx) 92.2 sq m/ 992 sq ft



For identification only - Not to scale
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