



# A smart, two bedroom apartment

**8 Henrietta Place, King Edward Gardens, Tunbridge Wells, TN4 8FH**

Leasehold 990 years remaining



Highly convenient Tunbridge Wells location • two double bedrooms • two bathrooms • open plan kitchen/reception room • private balcony • two parking spaces

#### About 8 Henrietta Place

Henrietta Place is situated in a gated pedestrian area within the prestigious Royal Wells Park Development. Built by Berkeley Homes in 2016, number 8 is a light, spacious and stylish, two bedroom apartment with secure underground parking for two cars and lift access to all floors.

The open-plan reception room features a large bay window in the sitting room with three sash windows framing views of the surrounding area and fully glazed French doors which open onto a private balcony. The well-appointed kitchen is fitted with glossy wall and base units under granite worktops, along with integrated appliances which include an electric oven, a ceramic induction hob with extractor over, a combined microwave/oven/grill, a dishwasher and a fridge/freezer.

The principal bedroom has a walk-in dressing room, fitted wardrobes and an en suite shower room. There is a further double bedroom with a fitted wardrobe and a separate bathroom which completes the accommodation.

#### Local Information

Royal Wells Park lies within 0.3 mile walk of the town centre shops and amenities; with the High Street and the historic Pantiles within a mile.

Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

The property is also within convenient reach of the Tunbridge Wells Sports Centre, The Common with its network of criss-cross footpaths leading to local landmark Wellington Rocks and the Higher Common Ground cricket pitch offering a wealth of opportunities for walking and recreation. There are tennis facilities at the Nevill grounds and the renowned Nevill Golf Club is within convenient reach, and access to local cycle routes.





The apartment is also within immediate reach of the very good amenities in St Johns, with a number of “mini-supermarkets” available, cafés, bars and restaurants, hairdressers and local shops.

**State and Private Schools:** There are many highly-regarded schools in the close vicinity, including Skinners, TWGGS, TWGSB, St John’s CE primary, Bennett Memorial Diocesan and St Gregory’s secondaries all within a mile of the property.

**Mainline rail:** High Brooms (about 1.3 miles) and Tunbridge Wells (about 1 mile), with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes.

The Centaur Commuter Coach service also stops along the St John’s Road.

**Communications:** The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.

**Tenure and Service Charges**  
Leasehold, 999 years from January 2013. Please refer to the office for details of Ground Rent and Service Charge payments.

**Energy Performance**  
A copy of the full Energy Performance Certificate is available upon request.

**Viewing**  
Strictly by appointment with Savills.



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**Approximate Area** 99.1 sq m / 1067 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	57	57
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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