



5 CAMDEN HOUSE, POST OFFICE SQUARE

TUNBRIDGE WELLS • KENT • TN1 1BQ

savills

5 CAMDEN HOUSE, POST OFFICE SQUARE

A PRESTIGIOUS SECOND AND THIRD FLOOR 4 BEDROOM APARTMENT WITH IMPRESSIVE LIVING SPACE AND AN EXTENSIVE BALCONY IN THIS CENTRALLY-LOCATED LANDMARK BUILDING

Ground floor

- communal entrance with lift and stairs

Second floor

- private entrance hall
- reception room
- open plan living/dining room
- kitchen/breakfast room
- cloakroom with shower
- bedroom
- store room

Third floor

- master bedroom en suite with sizeable mezzanine
- guest bedroom en suite
- further bedroom with dressing room
- family bathroom
- private balcony
- communal terrace gardens
- two secure covered parking spaces with access from London Road
- on-site Residential Steward
- EPC = D



DESCRIPTION

5 Camden House occupies a premier position above the impressive arched entrance of the landmark Post Office Square development. The apartment enjoys a commanding westerly view from its elevated position facing Tunbridge Wells Common. The opposite side of its expansive open plan living space opens on to the full width balcony overlooking the delightful communal internal garden square.

No. 5 is a prestigious apartment in the centre of Tunbridge Wells. At 3,438 sq ft it offers spacious and bright accommodation, ideal for entertaining, extensive outside balcony space and a well-configured bedroom layout.

The lower floor of this duplex apartment is based around the versatile dual-aspect open plan living space with multiple windows and two Juliet balconies to its longest side and double doors opening onto the balcony. A separate kitchen/breakfast room, also with double doors opening onto the balcony, features Miele built-in appliances, an American-style fridge/freezer and a Gaggenau cooktop set into a peninsula unit, with space for a dining table.

A convenient downstairs guest bedroom, or possibly snug/study, opens off the entrance hall and an adjacent shower room completes the downstairs accommodation. A sweeping staircase leads up to the galleried landing.

The master bedroom is a particular feature. Of generous proportions, with a Juliet balcony to the front, it offers built-in wardrobes and a light and spacious en suite bathroom with twin basins, spa bath and separate shower. A space-saving staircase leads to a galleried mezzanine level above, set into the pitched roof. With the potential for a variety of uses, this third level in the apartment is a real bonus in terms of space and storage possibilities.

Two further good-sized bedrooms, one with an en suite bath/shower room and the other with a dressing room area, are set well apart along the bright roof-lit landing, together with a further family bath/shower room.

The ground floor entrance is conveniently placed just inside the main gated entrance with the two side-by-side covered parking spaces positioned nearby.



SITUATION

Post Office Square is a well-managed and secure development, with attractive first floor communal terrace gardens, well-laid out with areas of planting, seating and water features. An on-site residential steward provides a valuable service ensuring attentive maintenance, security and convenience for residents.

Centrally located in Tunbridge Wells opposite the Common and within 120 yards of the mainline station, the High Street and Pantiles lie within about 350 yards, while the Royal Victoria Place shopping centre lies under half a mile away to the north.

Mainline rail: Tunbridge Wells, with regular services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street.

Communications: The A21, to the north of Tunbridge Wells, provides access to the M25 orbital motorway and thereby to the national motorway network, Gatwick and Heathrow airports, the Channel ports and the Channel Tunnel.

Directions

From Tunbridge Wells station, proceed on foot in a southwesterly direction along Vale Road, alongside Post Office Square. Turn right at the end of the building and continue to the main gated entrance to the development facing the Common. The entrance to Camden House is on the left hand side just inside the gates. The front door to No. 5 is on the second floor.

Services: Mains gas-fired underfloor heating. Mains electricity, water and drainage.

Outgoings: Tunbridge Wells Borough Council 01892 526121, tax band G. Tenure: Leasehold 999 years from 1st January 2001, with share of freehold.

Agent's Note: Details of the annual service charge are available from this office.

VIEWING

Strictly by appointment with Savills on 01892 507000.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



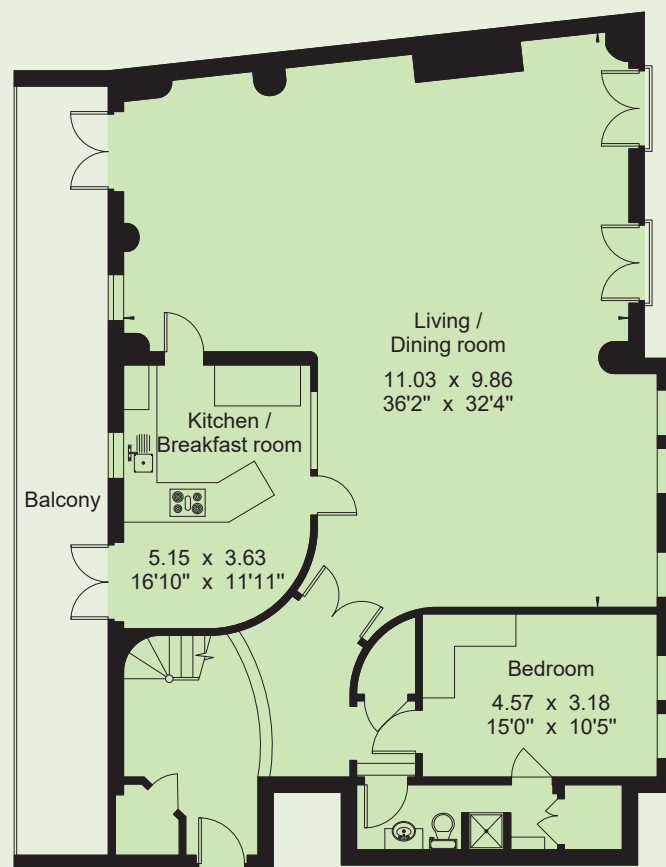
5 Post Office Square

Gross internal area (approx.)

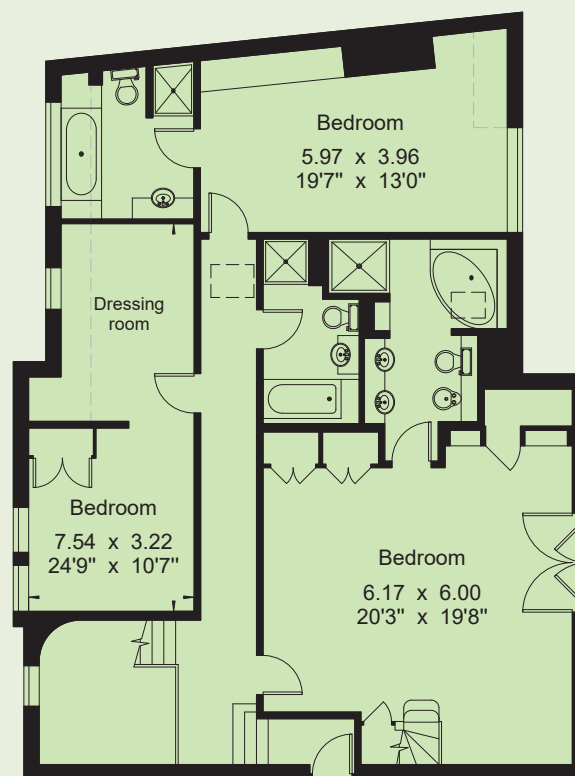
House - 318.5 sq m (3428 sq ft)

For identification only - Not to scale

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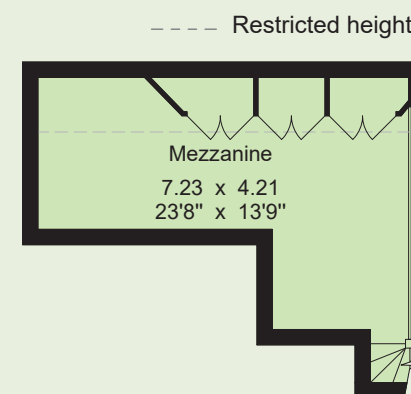
Second floor



Third floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 71 |
| (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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Photographs Taken July 2018

Brochure Prepared July 2018

PH817042

