A WELL-PRESENTED 2 BEDROOM GROUND FLOOR APARTMENT ON THE FAVOURED SOUTH SIDE OF TOWN, WITHIN 0.7 MILES OF THE MAINLINE STATION

7 ROEDEAN HEIGHTS, ROEDEAN ROAD, TUNBRIDGE WELLS, KENT, TN2 5JY

Entrance porch • entrance hall • sitting/dining room • kitchen • master bedroom with en suite bathroom • double bedroom • shower room • private terrace • communal gardens • garage • allocated parking space • EPC=C

Description
7 Roedean Heights is a well-appointed two double bedroom ground floor apartment with its own front door in this convenient yet tucked-away location, ideally placed to take advantage of the lifestyle offered by the extensive amenities in Tunbridge Wells. The apartment benefits from high ceilings and good-sized principal rooms, with built-in cupboards to the bedrooms and stylish fittings to the kitchen and bathrooms. The L-shaped reception room provides ample living and entertaining space, with a square bay window and French windows framing a delightful view over the communal garden and a gas woodburner-style fire set on a marble plinth creating a cozy focal point.

Additional amenities include a private terrace accessed from the reception room and overlooking the colourful communal garden, with its communal seating area, plus a garage and a parking space.

Situation
The property is located on the south side of the town, just 0.7 miles from the mainline station. The historic and vibrant Pantiles, comprising a selection of individual retailers, cafes and restaurants, a bandstand and the Chalybeate Spring, lies under half a mile away and the Common, with its cricket pitch and network of footpaths, is accessible just beyond. There is also a large supermarket within 0.4 miles.

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The wealth of amenities offered by the town, coupled with good transport links, makes Tunbridge Wells a popular base for commuters as well as those with more local ties.

**Mainline rail:** Tunbridge Wells (about 0.7 miles), with regular services to London Charing Cross and Cannon Street (via Waterloo East and London Bridge) from 47 minutes.

**Communications:** The A21, accessible just to the northeast of Tunbridge Wells, links directly to the M25 (junction 5) London orbital motorway and thereby to the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel terminus.

**Directions:** From central Tunbridge Wells, head south out of town on the A26 towards Crowborough and Uckfield. At the mini roundabout by the Pantiles, take the left turn on the A267 to Mayfield. Roedean Road is the third turning on the left-hand side and Roedean Heights is accessed via the first driveway on the right. Keep left and pass through the iron gates into Roedean Heights where visitors’ parking spaces are available straight ahead, adjacent to the main entrance to the building. Number 7 has its own front door which can be found towards the far end to the right of the main entrance.

**Tenure:** Leasehold, 125 years from 01.01.04, with share of freehold. Details of annual charges relating to the maintenance of the common areas are available from this office.

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

**Outgoings:** Tunbridge Wells Borough Council 01892 526121. Tax band F.

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

**Viewing:** Strictly by appointment with Savills.

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**FLOORPLANS**

**Gross Internal Area (approx)**

- **Apartment = 108.6 sq m / 1169 sq ft**
- **Garage = 13.9 sq m / 150 sq ft**

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