



Characterful apartment in a prestigious location

Nevill Park, Tunbridge Wells, Kent TN4

Share of Freehold



Prestigious location in Nevill Park • Far reaching views
• Ground floor access • 3 double bedrooms • Kitchen/
Dining room • Sitting room • Communal garden
• 2 allocated parking spaces • EPC rating: D

Local information

3a Nevill Park is conveniently located within 0.9 miles of Tunbridge Wells' High Street, the mainline station, the historic Pantiles and a superstore. The Common, within 400 yards of the property, offers a network of footpaths providing scenic routes to town amenities.

Tunbridge Wells is a popular place to live and benefits from good road connections, convenient commuting to London and an enviable setting surrounded by the Kent countryside. The town has a variety of cultural, entertainment and shopping attractions, including two theatres, cafés, restaurants and shopping, and is renowned for its quality and selection of schools.

Rail travel to London is via a direct line to Charing Cross and Cannon Street via London Bridge, and the recently dualled A21 has much improved access to the M25.

About this property

Nevill Park is one of Tunbridge Wells' sought-after private residential parks and this spacious and individual apartment is formed from a part of the upper floor of one of the earliest, and closest to town, of these handsome early Victorian villas.

Flat 3 has ground floor access from a well-presented communal entrance hall with a grand fireplace and an attractive external porch. Its own internal

stairway leads up to the first floor where three good-sized bedrooms and a family bathroom open off a split level landing. A few extra steps lead up to the generously proportioned kitchen/dining room and on to a bright and spacious sitting room.

This unique property is full of character and offers the opportunity to live in one of Tunbridge Wells' most prestigious addresses. The flat comes with the valuable benefit of two reserved parking spaces and has the use of well-kept communal gardens. Chain-free, the property is ready for occupation with scope to update to suit a new owner's requirements.

Directions

Turn into Nevill Park from Major Yorks Road and the driveway to No. 3a will be found about 350 yards on the right, immediately after South Lawn. Park on the road and walk up the drive to the front door of the house.

Tenure

Share of Freehold.

Local authority

Tunbridge Wells Borough Council.

Energy Performance

The full EPC is available upon request.

Viewing

Strictly by appointment with Savills.





Flat 3, 3a Nevill Park
Tunbridge Wells
Kent TN4 8NW

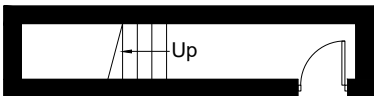
Gross internal area (approx) 119.4 m²/1,285 ft²



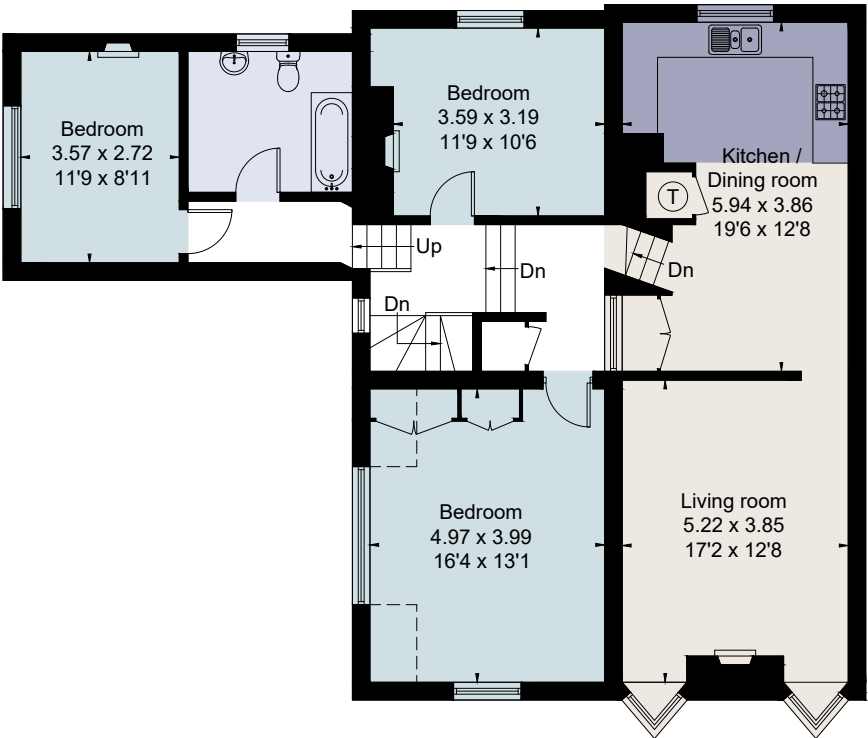
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 241103

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	59	78

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