



A well-appointed top floor apartment, with far-reaching views

58 Sherbourne Place, Linden Fields, Tunbridge Wells, Kent TN2 5QX

Leasehold



Top-floor apartment • three bedrooms • two bathrooms • open-plan kitchen/diner/sitting room • private balconies • two residents parking spaces • communal gardens

About 58 Sherbourne Place

58 Sherbourne Place is a light, spacious, well-presented top floor apartment in this modern purpose-built block. Tucked-away in a convenient position, it is ideally located to take advantage of the lifestyle offered by the extensive amenities in Tunbridge Wells. The property is well-suited to a wide range of occupiers, with up to three bedrooms if required, offering space to comfortably accommodate guests or work from home, whilst also being of a manageable size and in the ideal position within the building to lock up and leave.

The apartment benefits from good ceiling heights and a contemporary finish, with engineered wood flooring to the entrance hall and reception areas and well-appointed bathrooms. The dual aspect master bedroom enjoys an en suite shower room and a walk-in wardrobe whilst the kitchen features high-gloss units under granite worktops.

Three balconies span the front of the apartment, accessed from two of the bedrooms and the reception room and offering a delightful outlook through trees over the Old West Station towards The Common and Nevill Park. Communal gardens surround the building.

Service charge

A service charge is payable towards the cost of maintenance of the common parts and estate, details of which are available from the office.

Tenure

Leasehold, 125 years from 1 January 2005.

Local Information

Sherbourne Place is situated on the popular south side of town, very well placed for the historic Pantiles, High Street and Sainsbury Superstore, with the station roughly 0.7 miles on foot. "TN2", a popular local store and off-licence, can be found on Frant Road, next door to The Bull pub. The Woodland Trust's Hargate Forest, with its network of walking trails, can be accessed directly from nearby Broadwater Down and Broadwater Forest is also nearby. The town centre is easily accessible offering a wide range of both well-known and boutique shops, two theatres, cafés & restaurants, and the Royal Victoria Place shopping centre.

Tunbridge Wells station (just under a mile) provides regular services to London Charing Cross and Cannon Street (via London Bridge and Waterloo East). The recently dualled A21 links the town to the M25 to the north.

Well-regarded schools in the area include Holmewood House (Langton Green), Rose Hill and The Mead preparatory schools in Tunbridge Wells. Senior level schools include Mayfield School for Girls, Kent Grammar schools in Tunbridge Wells and Tonbridge and public schools in Tonbridge, Sevenoaks and Eastbourne.

Viewing

Strictly by appointment with Savills on 01892 507000





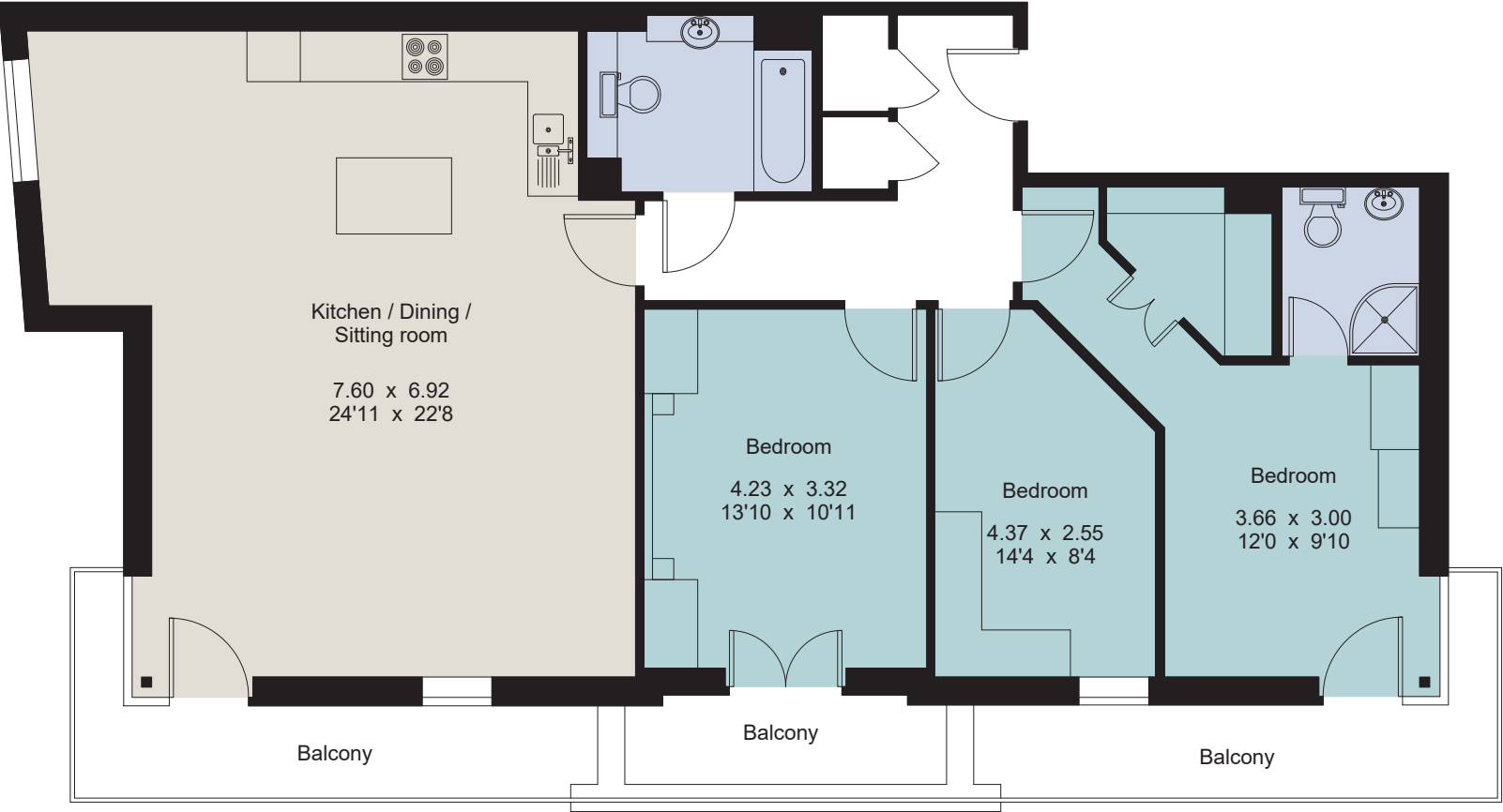
58 Sherbourne Place, Tunbridge Wells
Gross internal area (approx) 111.5 sq m/1200 sq ft



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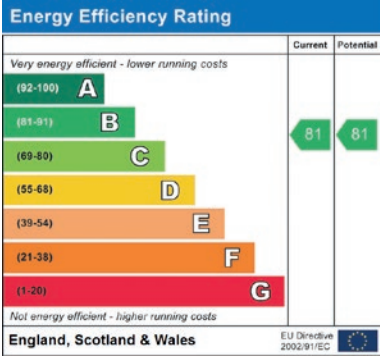
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Second floor

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