



DELIGHTFUL TOP-FLOOR TWO BEDROOM APARTMENT, RECENTLY RENOVATED AND CONVENIENTLY POSITIONED FOR TOWN AND MAINLINE STATION IN A POPULAR PRIVATE ROAD.

**FLAT 3, 6 LINDEN GARDENS
TUNBRIDGE WELLS, KENT TN2 5QT**

shared entrance hall ♦ kitchen/dining room ♦ sitting room
two double bedrooms ♦ bathroom
on-street parking ♦ EPC = C

DESCRIPTION

Flat 3, 6 Linden Gardens is a delightful two bedroom apartment occupying the top floor of a Victorian semi-detached villa. Converted from a generous roof space, the sloping ceilings and large dormer windows add significant character without compromising head-height, with maximum ceiling heights of about 2.5m (over 8 ft) in most rooms.

Tastefully refurbished over the last four years, this stylish apartment is presented to a high standard. The contemporary fitted kitchen is spacious and filled with light from the dormer window which looks out over attractive leafy views towards the Common, and an island unit with gas hob and breakfast bar makes the most effective use of this space.

A charming sitting room offers a snug space to relax, with two double bedrooms, one with fitted wardrobes, and a stylish bathroom completing the accommodation.

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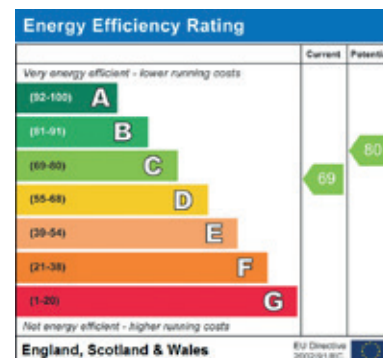
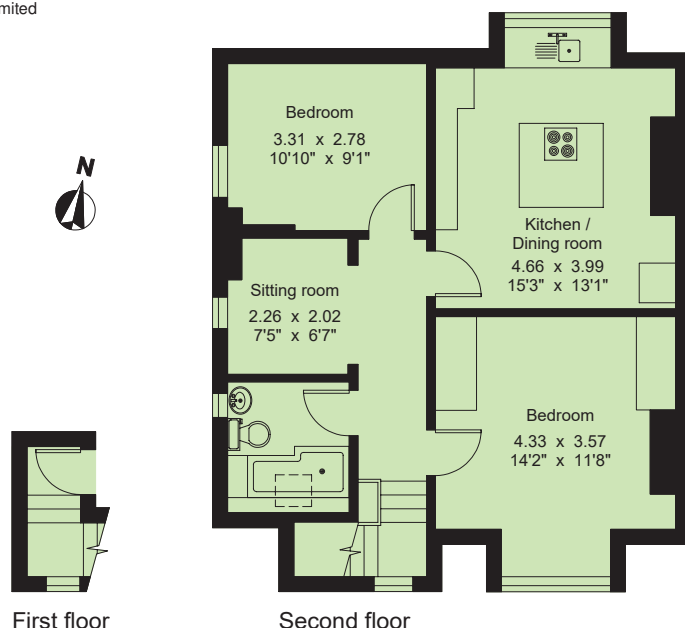
Flat 3, 6 Linden Gardens, Tunbridge Wells

Gross internal area (approx.)

Flat - 63.8 sq m (686 sq ft)

For identification only - Not to scale

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SITUATION

Linden Gardens is a popular privately-owned residential road, conveniently situated for the historic Pantiles, the 'Village' area of town and the bustling High Street, and the Sainsbury's Superstore and Tunbridge Wells' Common are both within 0.3 miles. In addition to the restaurants, bars and boutiques to be found in the vicinity, further comprehensive amenities are located around the Royal Victoria Place shopping centre, about 0.3 miles beyond the mainline station.

Mainline station: Tunbridge Wells (about 0.7 miles) with regular services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street.

Communications: The M25 can be accessed via the A21 to the north of Tunbridge Wells, linking to the national motorway network and thereby to Gatwick and Heathrow airports and the Channel Tunnel terminus.

Parking: Linden Gardens is a private road with roadside parking.

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Photographs Taken October 2018

Brochure Prepared October 2018

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Directions: From our office in the High Street, head southwest and follow the road around to the right. Turn left on to London Road and proceed ahead over two mini-roundabouts. Turn left after about 200ft into Linden Park Road and after a further 0.2 miles turn left on to Montacute Road. Linden Gardens will be the next turning on the right and No. 6 will be found after a short distance on the right.

Tenure: Leasehold, 125 years from 25 March 2015.

Services: Mains gas, electricity, water and drainage.

Outgoings: Tunbridge Wells Borough Council: 01892 526121. Tax Band C.

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.